

The Avienda Del Sol Model

GENERAL NOTES

- THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF THE DESIGNER AND ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT ON THE DESIGNATED PROPERTY ONLY AND MAY NOT BE DISCLOSED TO ANY PERSON, CORPORATION OR OTHER ENTITY.
- ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF STUDS. ALL EXTERIOR WALLS SHALL BE 2x6's AT 16" ON CENTER UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SHALL BE 2x4's AT 16" ON CENTER UNLESS NOTED OTHERWISE.
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MATE GYPSUM BACKERS or FIBER-REINFORCED GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE w/ MFG's RECOMMENDATIONS in ALL TUB and SHOWER AREAS and WALL PANELS in SHOWER AREAS per IRC R702.4.2.
- WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, or in AREAS SUBJECT TO CONTINUOUS HUMIDITY per IRC R702.3.8.1.
- PAINT ALL EXPOSED GALVANIZED METAL. DO NOT PAINT ALUMINIUM MATERIALS.
- PROVIDE TERMITE TREATMENT AT BUILDING AREA. APPLICATOR SHALL PROVIDE A MINIMUM FIVE YEAR GUARANTEE.
- BUILT-UP ROOFING SHALL BE A 20-YEAR BONDABLE 4-PLY FIBERGLASS ROOF w/ SHEET, CLASS "B" ROOF.
- ALL GLASS SHALL BE DUAL-GLAZED w/ BRONZE TINT UNLESS NOTED OTHERWISE. VERIFY COLOR OF FRAMES w/ OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.
- EACH TRADE SHALL BE RESPONSIBLE FOR THE KNOWLEDGE OF THE RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH HE OR SHE WILL BE EXPECTED TO PERFORM.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CAREFULLY AND THOROUGHLY EXAMINE THE PROJECT SITE, FIELD VERIFY ALL CONDITIONS, GRADES, ELEVATIONS AND DIMENSIONS OF THE VARIOUS FEATURES OF THE PROJECT SITE AND SHALL COMPARE THE DRAWINGS WITH EXISTING SITE CONDITIONS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE DESIGNER.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REVIEW AND THOROUGHLY EXAMINE AND FAMILIARIZE THEMSELVES WITH ALL THE ELEMENTS AND CONDITIONS IN THESE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS. ANY DISCREPANCIES AND/OR CONDITIONS NEEDING CLARIFICATION SHALL BE SUBMITTED TO THE DESIGNER FOR HIS RULING IN WRITING PRIOR TO BEGINNING WORK.
- ALL CONSTRUCTION, FABRICATION AND INSTALLATIONS SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE IRC, AND ANY FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES OR THE GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. APPLICABLE CODES, ETC. ARE THOSE WHICH ARE IN EFFECT AT THE TIME THE PERMIT APPLICATION FOR THE PROJECT WAS REPORTED.
- EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS OR HER FIELD/TRADE AND SHALL (BEFORE SUBMISSION OF BID OF PERFORMANCE OF WORK) NOTIFY THE GENERAL CONTRACTOR AND THE DESIGNER IN WRITING, OF SCOPE OF WORK CALLED OUT AS CONSTRUCTED, AS DESIGNED AND OR DETAILED.
- DUE TO REPROGRAPHIC PROCESSES THESE PLANS MAY NOT BE TO SCALE. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE FROM PLANS, SECTIONS, ELEVATIONS AND DETAILS.
- THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE SPRINKLER (IF APPLICABLE) ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE VARIOUS DRAWINGS IT SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION FOR CLARIFICATION.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK FOR THE TRADE INVOLVED, THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, OF ANY ALTERNATIVE NON-STANDARD OR UNTESTED METHODS PROPOSED.
- ALL EXISTING UTILITIES OR STRUCTURES ARE INDICATED ON THESE PLANS BASED ON INFORMATION OF RECORD. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS & ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS OR HER FAILURE TO LOCATE. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF ALL REQUIREMENTS AND REGULATIONS AND SHALL PERFORM ALL WORK ON THIS PROJECT IN COMPLIANCE WITH THE STATE OF ARIZONA OCCUPATIONAL SAFETY AND HEALTH ACT.
- CONTRACTOR AND ALL SUB-CONTRACTORS SHALL GUARANTEE ALL WORK AGAINST FAULTY INSTALLATION AND/OR MATERIALS FOR A PERIOD OF NO LESS THAN ONE YEAR.
- ALL PARTIES USING THESE PLANS, PRINTS AND COPIES, ETC. REALIZE THAT THESE DOCUMENTS AND ANY & ALL SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE & SHALL REMAIN AT ALL TIMES PROPERTY OF THE DESIGNER. NO REPRODUCTION IS PERMITTED, IN WHOLE AND PART BY ANY MEANS WHATSOEVER.
- ALL IDEAS, ARRANGEMENT AND DESIGNS ARE THE PROPERTY OF THE DESIGNER AND ARE PROTECTED BY COPYRIGHT LAWS OF THE UNITED STATES.
- ALL FINISH WORK IS TO BE PROTECTED FROM NEW CONSTRUCTION. DAMAGE CAUSED TO FINISH WORK BY ANY SUB-CONTRACTOR WILL BECOME THE RESPONSIBILITY OF THAT SUB-CONTRACTOR TO REPLACE AS SPECIFIED HERE-IN TO THE ACCEPTABLE STANDARDS OF THE DESIGNER AND THE ORIGINAL SUB-CONTRACTOR RESPONSIBLE FOR THE INITIAL WORK.
- ALL DOCUMENTS ARE TO BE CONSIDERED PRELIMINARY UNTIL THE ISSUANCE OF A BUILDING CONSTRUCTION PERMIT. DESIGNER WILL NOT BE RESPONSIBLE FOR ANY DAMAGES STEMMING FROM THE IMPROPER USE OF PRELIMINARY DOCUMENTS INCLUDING SUCH USES AS BIDDING OR PREMATURE CONSTRUCTION.
- ALL FINISH TRADES ARE TO VERIFY CONDITION OF SURFACE TO BE ADEQUATE FOR INTENDED APPLICATION OR MAY BE MADE SUITABLE THROUGH SANDING OR FILLING AS DEEMED NECESSARY BY FINISH SUB-CONTRACTOR. SHOULD SURFACE NOT BE ADEQUATE, NOTIFY THE CONTRACTOR IN WRITING OR ASSUME ALL LIABILITY FOR FINISHING RESULTS.

CODE TABLE

PLANS SHALL CONFORM WITH ALL CURRENT GOVERNING CODES (INCLUDED BUT NOT LIMITED TO) -

- 2024 INTERNATIONAL BUILDING CODE
- 2024 INTERNATIONAL RESIDENTIAL CODE
- 2024 INTERNATIONAL MECHANICAL CODE
- 2024 INTERNATIONAL PLUMBING CODE
- 2024 INTERNATIONAL FUEL GAS CODE
- 2024 INTERNATIONAL FIRE CODE
- 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE
- 2023 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS for ACCESSIBLE DESIGN
- 2006 NFPA 101 LIFE SAFETY CODE

ZONING INFORMATION

CURRENT ZONING: PLANNED UNIT DEVELOPMENT

PROJECT TEAM

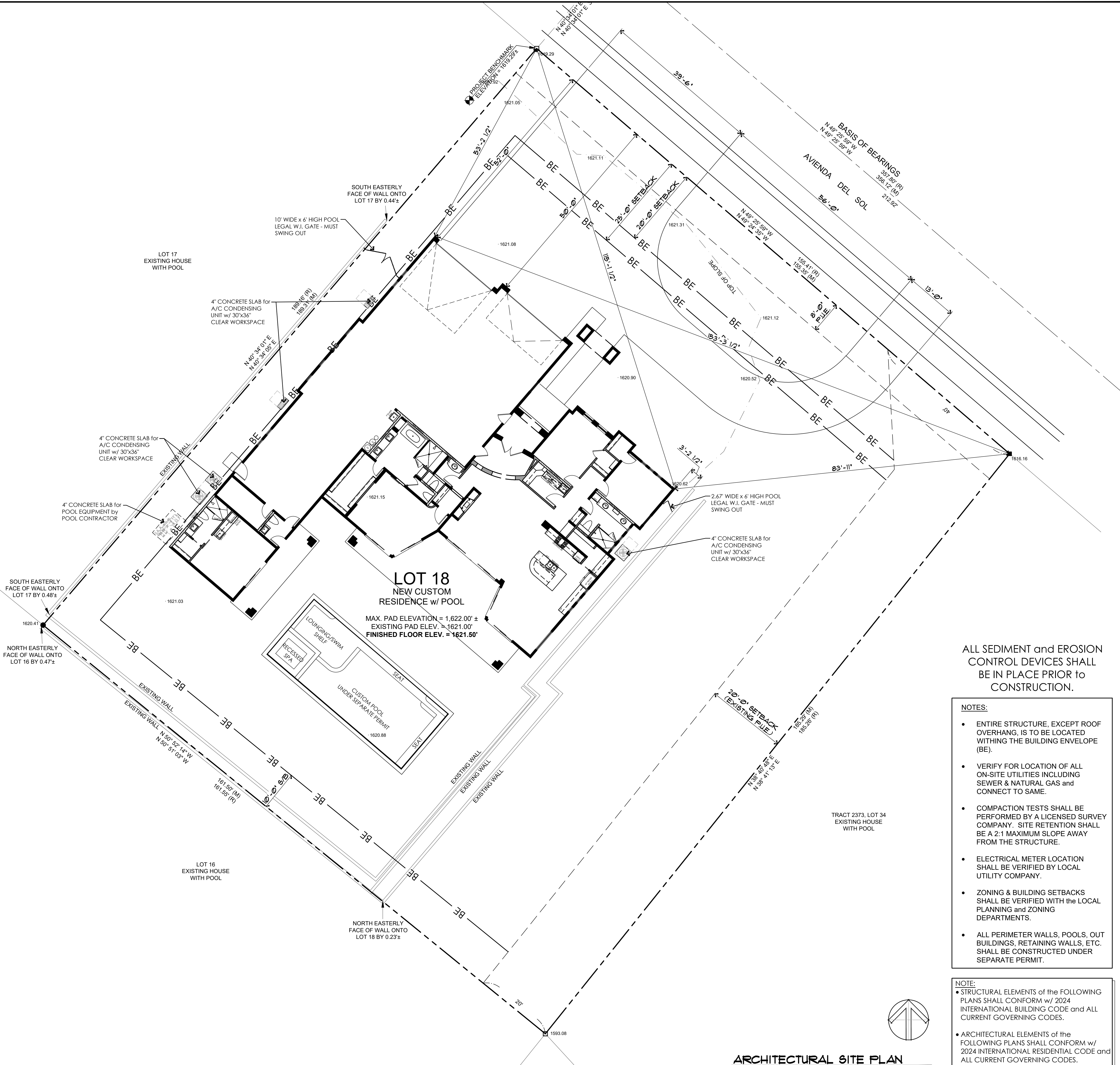
DESIGNER:
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SPANISH FORK, UT 84660
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office@lei-eng.com

UTILITY PROVIDERS

- Unisource Energy Services** (877) 837-4968
www.uesoz.com
 - Electric Service
 - Gas Service
- Epcor** (800) 383-0834
www.epcor.com
 - Water Service
- Frontier Communications** (800) 921-8101
www.frontier.com
 - Telephone Service
 - Internet Service
- Suddenlink Business** (855) 270-5527
www.suddenlinkbusiness.com
 - Telephone Service
 - Internet Service
- Allied Waste Services** (928) 855-9441
www.republicservices.com
 - Trash and Recycling

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ALL SEDIMENT and EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

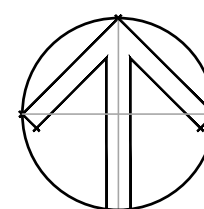
NOTES:

- ENTIRE STRUCTURE, EXCEPT ROOF OVERHANG, IS TO BE LOCATED WITHIN THE BUILDING ENVELOPE (BE).
- VERIFY FOR LOCATION OF ALL ON-SITE UTILITIES INCLUDING SEWER & NATURAL GAS and CONNECT TO SAME.
- COMPACTION TESTS SHALL BE PERFORMED BY A LICENSED SURVEY COMPANY. SITE RETENTION SHALL BE A 2:1 MAXIMUM SLOPE AWAY FROM THE STRUCTURE.
- ELECTRICAL METER LOCATION SHALL BE VERIFIED BY LOCAL UTILITY COMPANY.
- ZONING & BUILDING SETBACKS SHALL BE VERIFIED WITH the LOCAL PLANNING and ZONING DEPARTMENTS.
- ALL PERIMETER WALLS, POOLS, OUT BUILDINGS, RETAINING WALLS, ETC. SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT.

NOTE:

- STRUCTURAL ELEMENTS OF THE FOLLOWING PLANS SHALL CONFORM w/ 2024 INTERNATIONAL BUILDING CODE and ALL CURRENT GOVERNING CODES.
- ARCHITECTURAL ELEMENTS of the FOLLOWING PLANS SHALL CONFORM w/ 2024 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



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PROJECT:

AVIENDA DEL SOL MODEL
3041 Avenida Del Sol - Tract 2374 Lot 18
Lake Havasu City, AZ

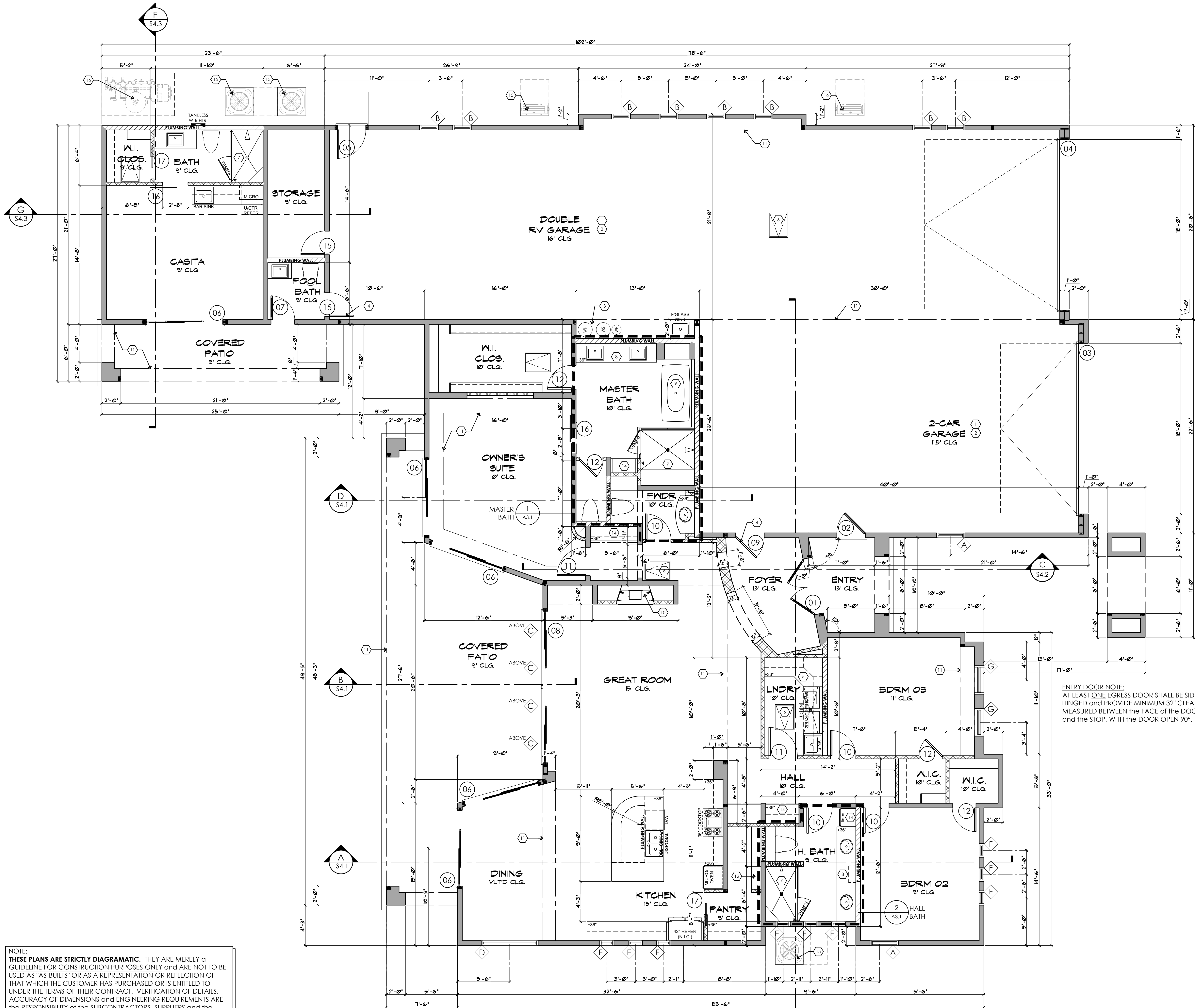
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ARCHITECTURAL SITE PLAN

REVISIONS:	
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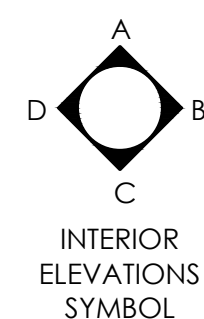
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DATE: 22 JUNE 2026	

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FLOOR PLAN
SCALE: 1/4" = 1'-0"



KEYNOTE LEGEND	
NOT ALL KEYNOTES USED ON THIS LEVEL	
1.	GARAGE CEILING, WALLS, AND ALL STRUCTURAL MEMBERS SHALL HAVE 5/8" TYPE 'X' GYPSUM BOARD (TYPICAL)
2.	PENETRATION BY MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION OF FIRE RESISTIVE WALLS SHALL COMPLY w/ IRC SECTION R302
3.	PROVIDE RECIRCULATING PUMP FOR EACH WATER HEATER (INSTALLED per MFG SPECS) on 18" HIGH WOOD FRAMED PLATFORM w/ 1/2" MINIMUM GREEN GYPSUM BOARD and BARRIER PROTECTION. PROVIDE EXPANSION TANK as REQUIRED. (RUN T&P DIRECTLY TO THE OUTSIDE)
4.	SELF CLOSING & LATCHING 1 3/4" THICK SOLID CORE DOOR or 20 MINUTE FIRE-RATED DOOR REQUIRED BETWEEN RESIDENCE AND GARAGE PER IRC SECTION R302.5.1. R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 1/2 inches (38 mm) in thickness, solid or honeycomb-core steel doors not less than 1 1/2 inches (38 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.
5.	PROVIDE 100 SQ. IN. MAKE-UP AIR OPENING FOR DRYER EXHAUST ABOVE DOOR
6.	22"x30" ATTIC ACCESS PER IRC R807 w/ (2) LAYERS of TYPE 'X' GYP. BOARD R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m2). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.
7.	TILED SHOWER w/ TILED SEAT
8.	FLOATING BATHROOM VANITY - SET TOP of VANITY at 36" ABOVE FINISHED FLOOR
9.	PREFABRICATED ACRYLIC TUB (per OWNER SELECTION) - INSTALL per MANUF. SPECS. PROVIDE ACCESS PANEL TO PUMP and GFCI PROTECTION as REQUIRED.
10.	4" CLEARANCE FIREPLACE APPLIANCE (SEE INT. ELEVATIONS for HEIGHT). INSTALL per MANUF. SPECS. PROVIDE INSTALLATION INSTRUCTIONS TO INSPECTOR. EXTERIOR FIREPLACES SHALL BE RATED for OUTDOOR USE.
11.	LINE OF SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
12.	(5) EQUALLY SPACED SHELVES
13.	NOT USED.
14.	CUSTOM BUILT-IN LINEN CABINET - SEE INTERIOR ELEVATIONS
15.	4" THICK CONCRETE SLAB for A/C CONDENSING UNIT(S) - VERIFY LOCATION - PROVIDE a 30"x36" CLEAR WORK SPACE IN FRONT of EACH CONDENSER per E3405
16.	PROPOSED LOCATION of POOL EQUIPMENT (UNDER SEPARATE PERMIT) - VERIFY w/ POOL CONTRACTOR PRIOR to CONSTRUCTION
01	DOOR TAG REFER TO SHEET A3.2 for ADDITIONAL INFORMATION
A	WINDOW TAG REFER TO SHEET A3.2 for ADDITIONAL INFORMATION

2024 INT'L RESIDENTIAL CODE REQUIREMENTS:
R702.3.7 Water-resistant gypsum backing board.
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.
R702.3.7.1 Limitations.
Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
R702.4.2 Backer boards.
Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

SQUARE FOOTAGE TOTALS	
MAIN LIVING	2,521 SF
CASITA	357 SF
LIVING TOTAL	2,878 SF
GARAGE	2,750 SF
COVERED ENTRY	75 SF
COVERED PATIOS	689 SF
ENTRY TOWER	44 SF
TOTAL UNDER ROOF	6,436 SF

NOTE:
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CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

PROJECT:
AVIENDA DEL SOL MODEL
3041 Avienda Del Sol - Tract 2374 Lot 18
Lake Havasu City, AZ

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• THE ARCHITECT ASSURES THAT THE PREPARATION OF THIS PLAN TO AVOID ERRORS.
• THE CONTRACTOR, ON THE JOB, SHALL CHECK ALL DIMENSIONS, STRUCTURAL MEMBER SIZES AND OTHER DETAILS AND BE RESPONSIBLE FOR SAME.

REVISIONS:
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SCALE: 1/4" = 1'-0"
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DATE: 22 JUNE 2026
SHEET

JOB #: 2026-11
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WALL LEGEND	
	2x6 WOOD STUDS w/ STONE VENEER (SEE EXTERIOR ELEVATIONS for LOCATION) SPACING per STRUCTL. CALCS.
	2x4 WOOD STUDS at 16" O.C.
	2x6 WOOD STUDS at 16" O.C. w/ 1/2" THK. TYPE 'X' WATER RESISTENT GYPSUM BOARD on ONE SIDE (PLUMBING WALL)

ELECTRICAL SYMBOL LEGEND	
NOT ALL SYMBOLS MAY BE USED	
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	MINI RECESSED CAN LIGHT FIXTURE
	1x4 SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
	VAPOR PROOF RECESSED LIGHT FIXTURE
	EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE
	EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE VAPOR PROOF LENSE & GFI at SHOWERS
	EXHAUST FAN-LIGHT COMBO - VENT TO OUTSIDE AIR
	RECESSED WALL WASHER LIGHT FIXTURE
	CEILING FAN
	SMOKE DETECTOR (CLG MOUNT) 3' FROM R/A and CEILING FANS
	CARBON MONOXIDE DETECTOR

MECHANICAL NOTES:

IRC Section M1411.6:
Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps.

IRC Section M1502.4.6 modified:
Where the dryer exhaust duct is concealed within the building construction, the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet of the exhaust duct connection. The label or tag shall indicate the total length and total number of 90 degree and 45 degree turns of the exhaust system. The owner and/or the supplier shall verify that any new or replacement dryer meets the exhaust specifications shown.

CONTRACTOR:

ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

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PROJECT:

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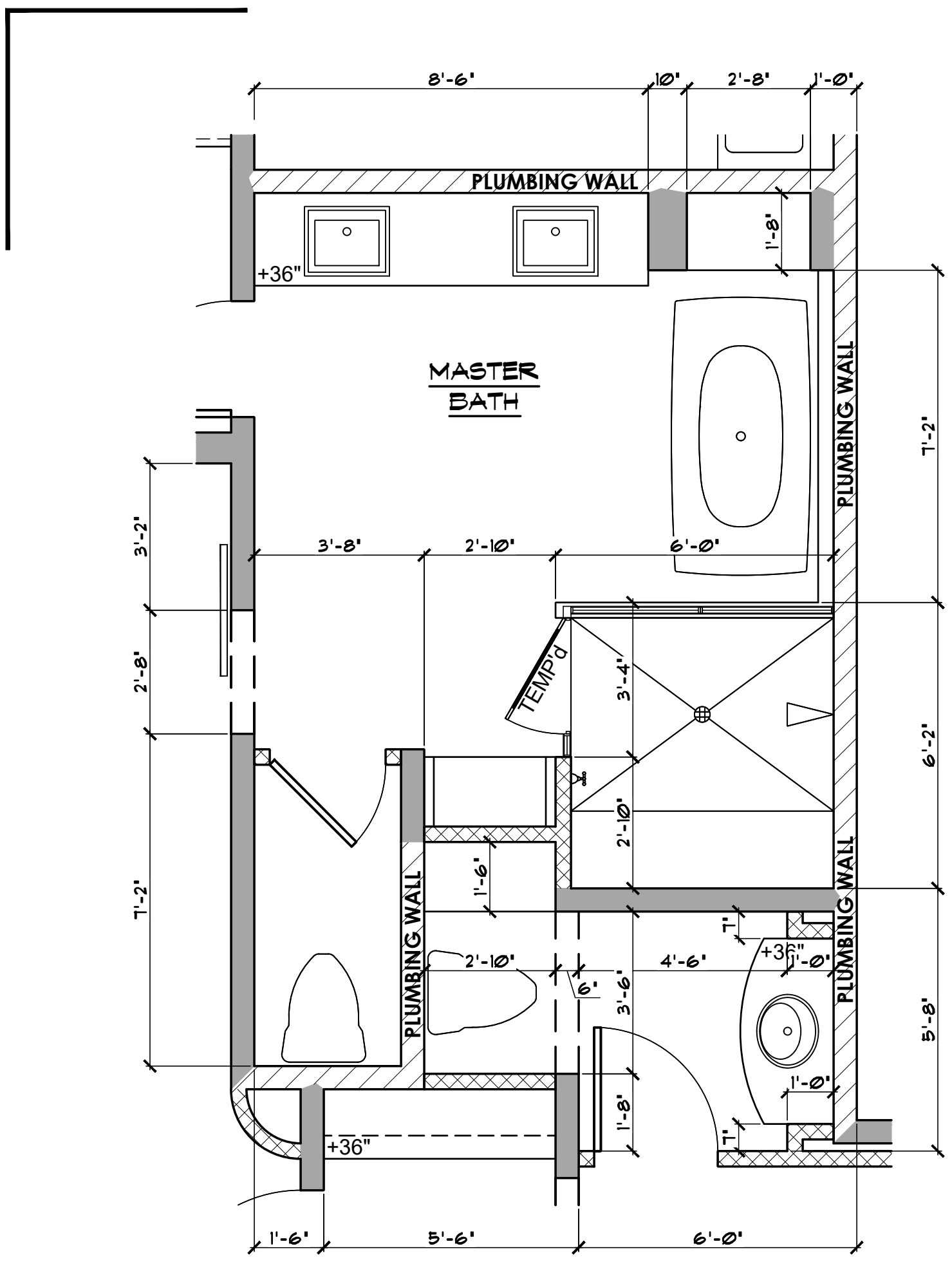
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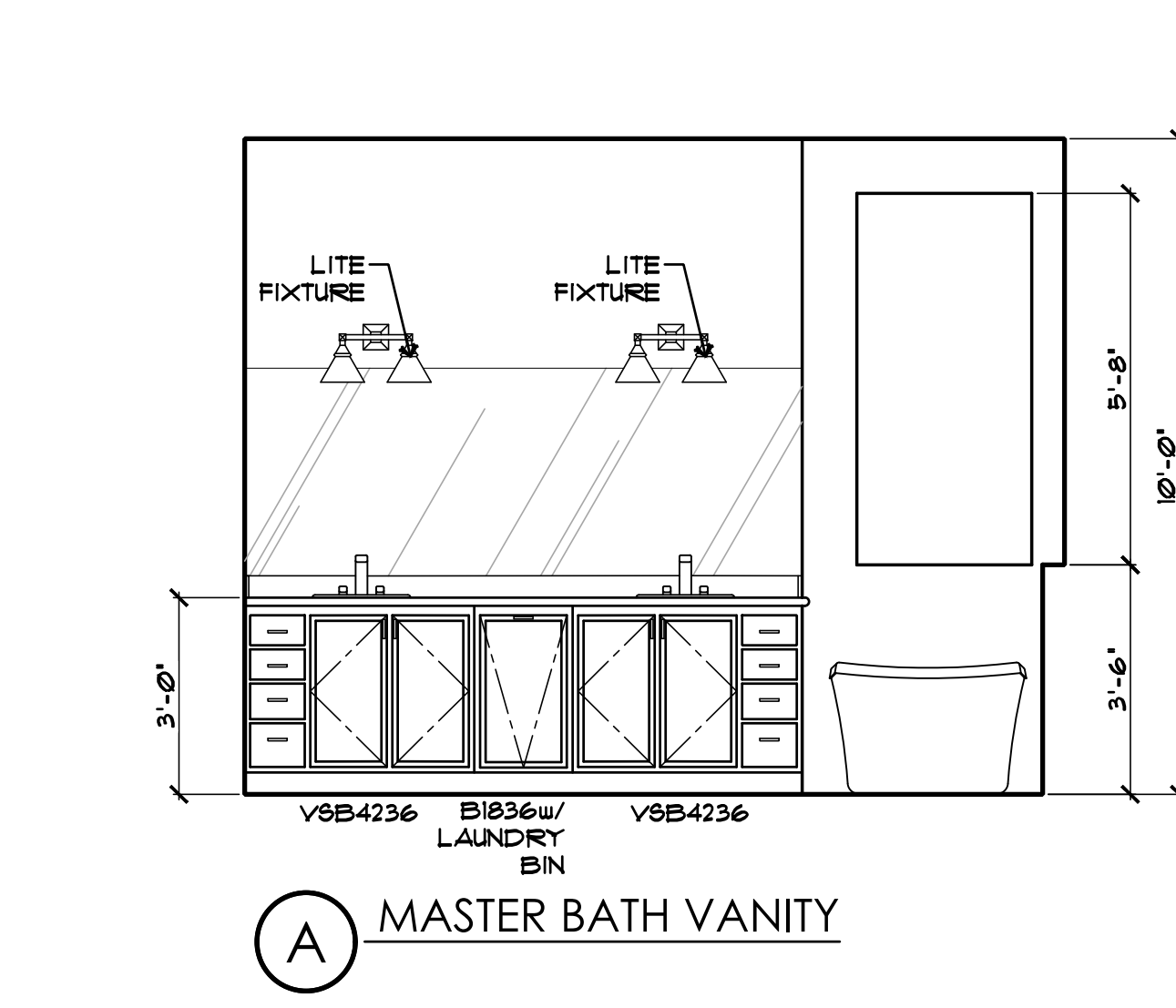
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REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

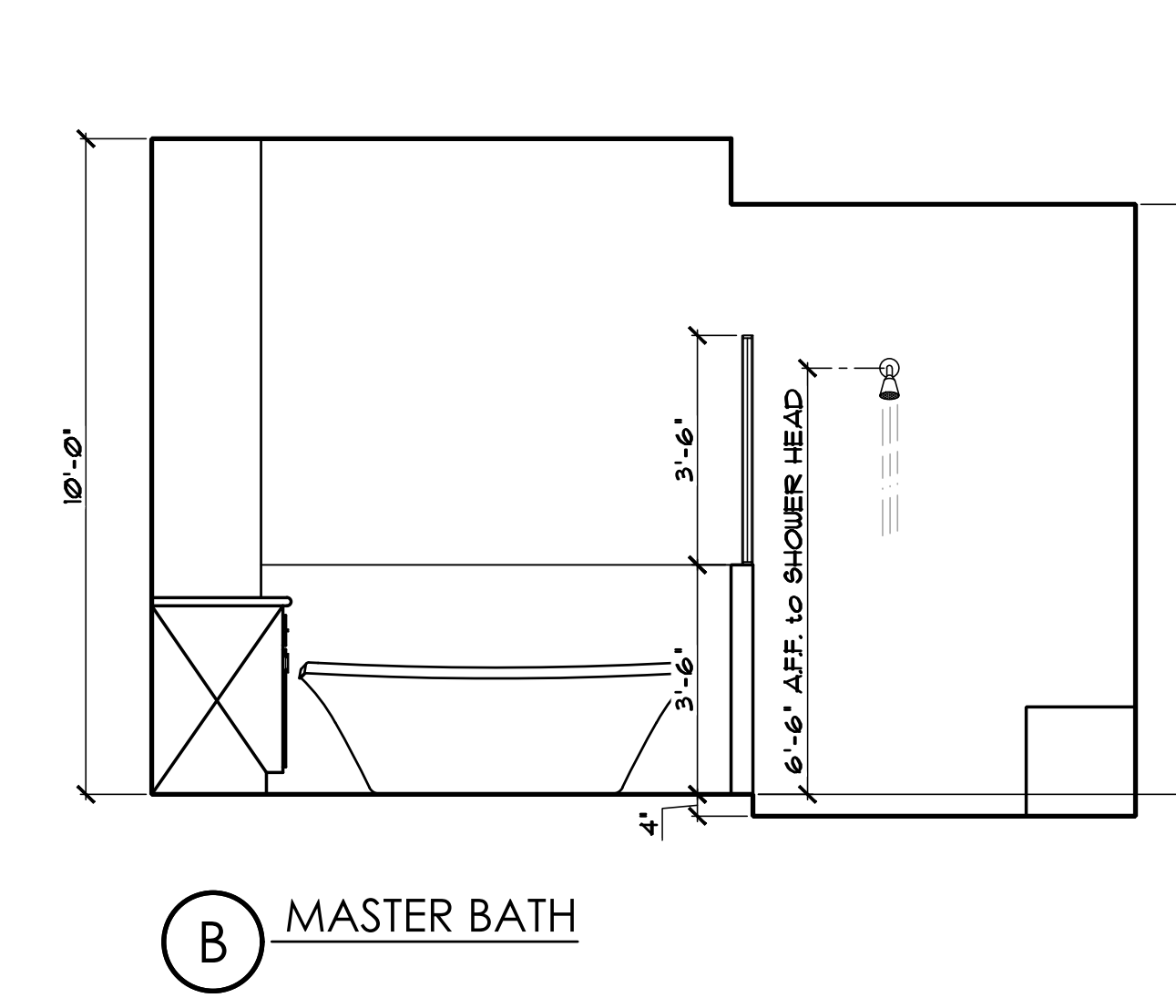
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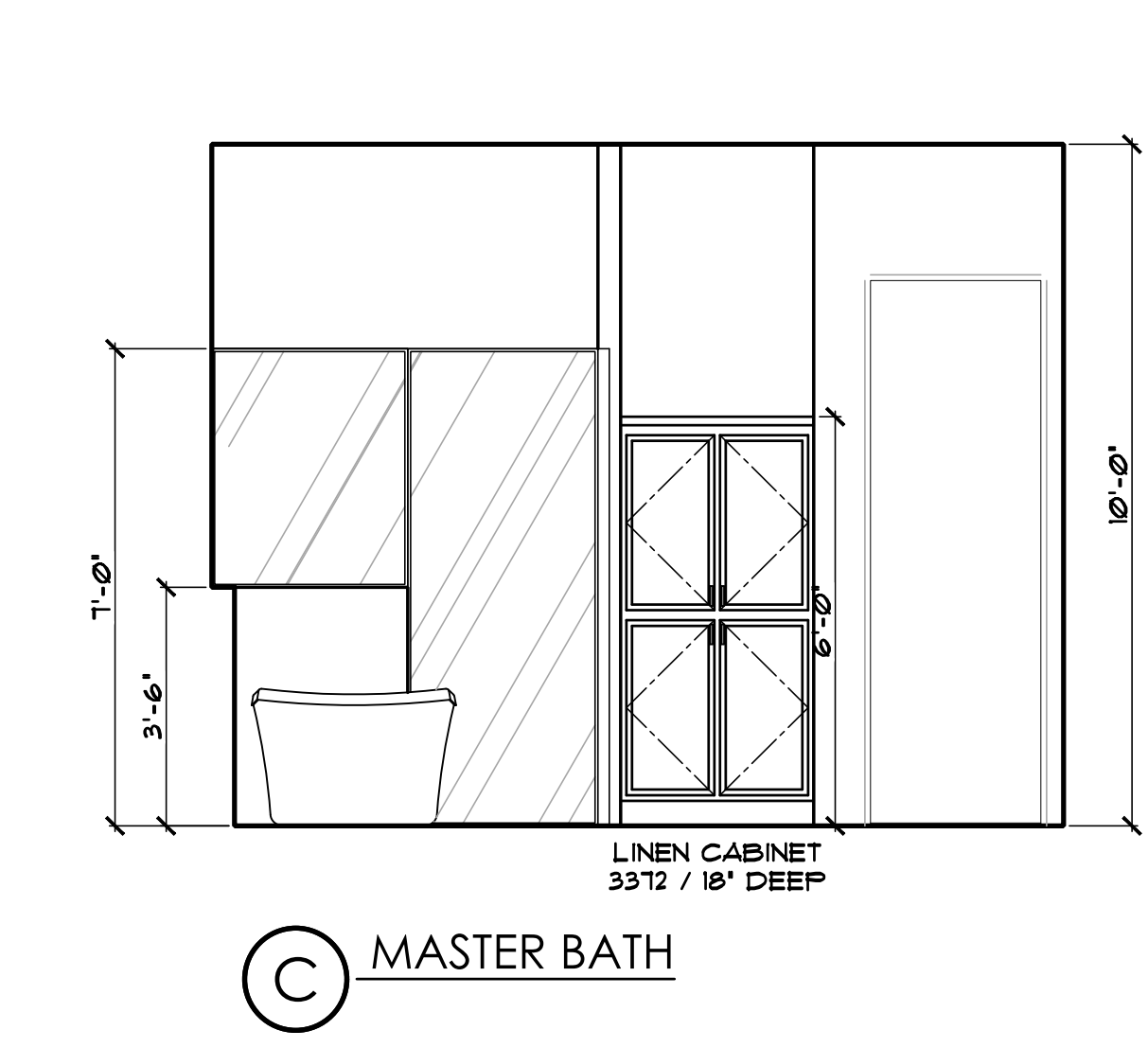
1 ENLARGED FLOOR PLAN - MASTER BATH
SCALE: 3/8" = 1'-0"



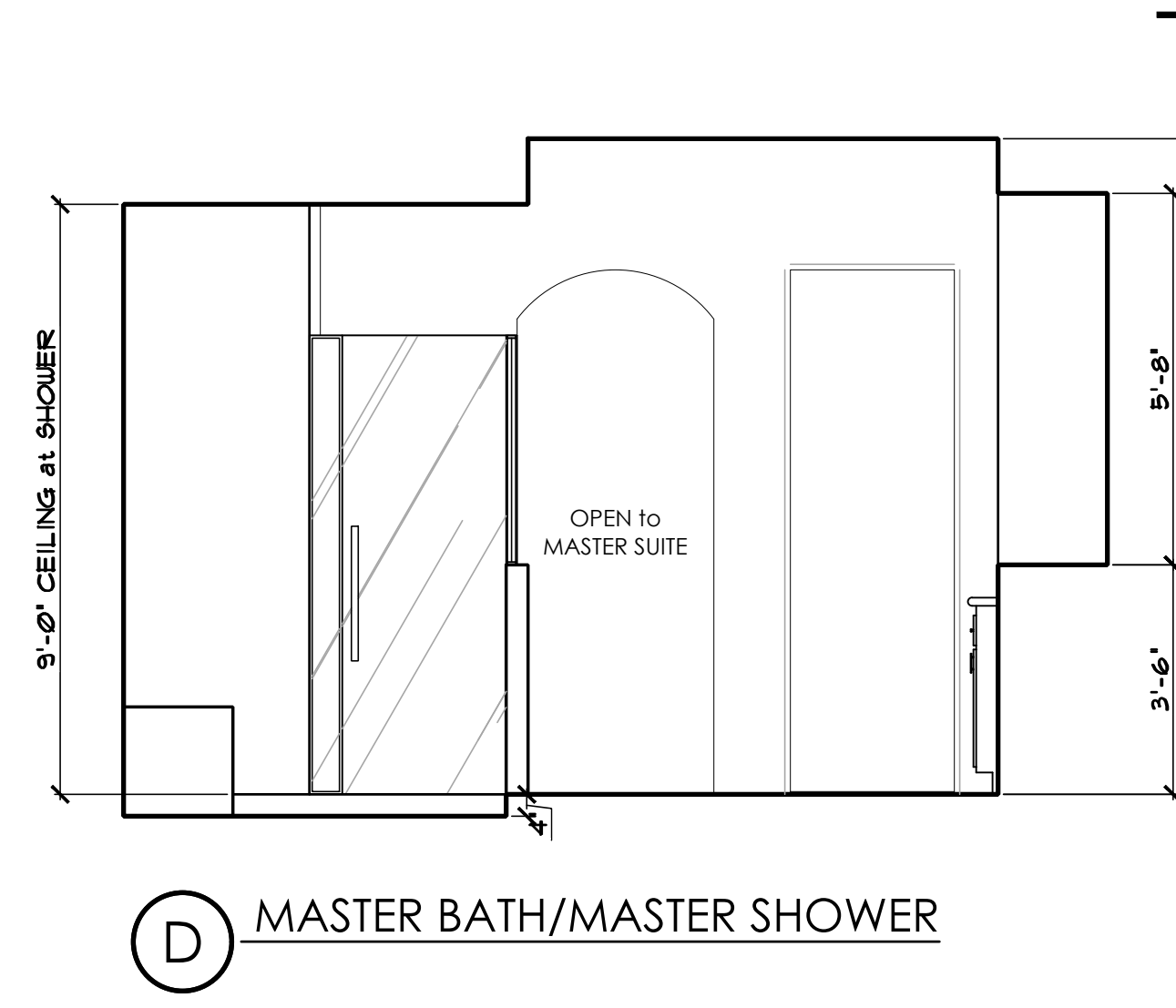
A MASTER BATH VANITY



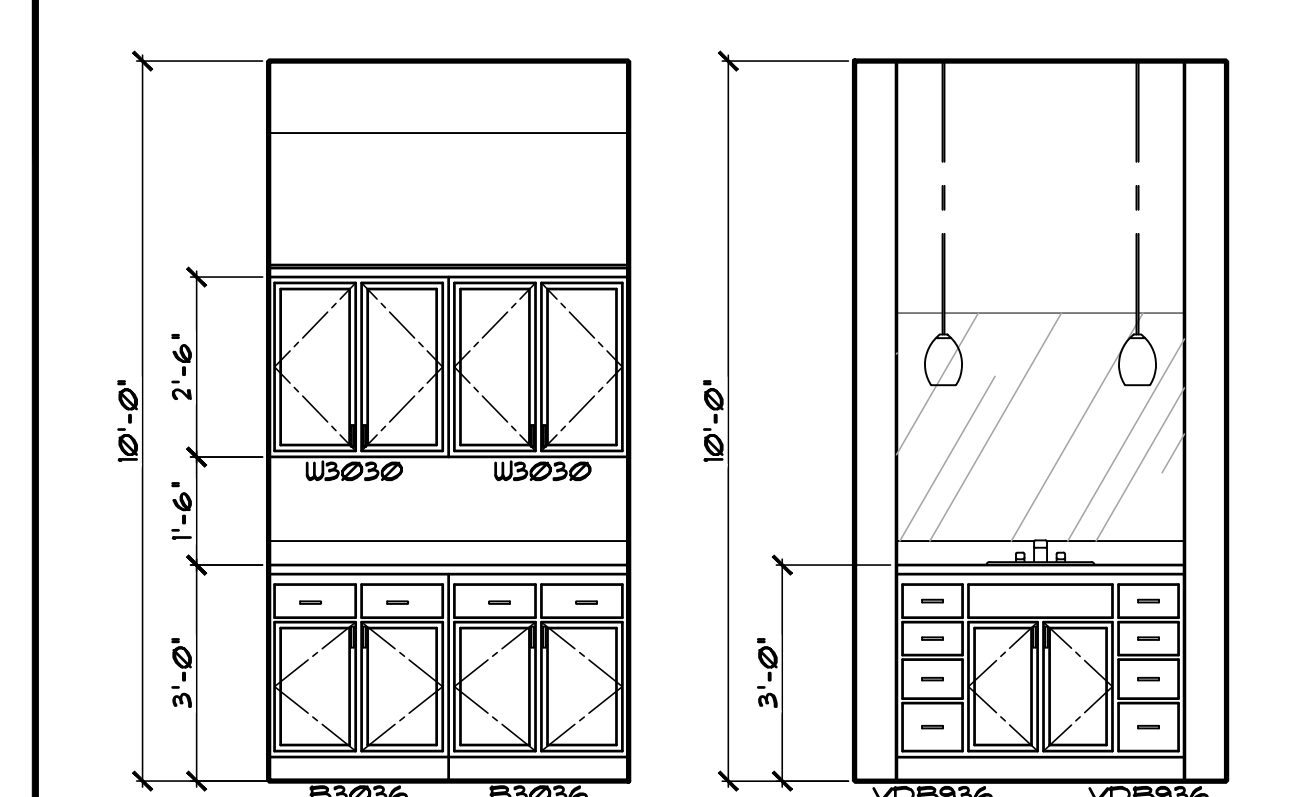
B MASTER BATH



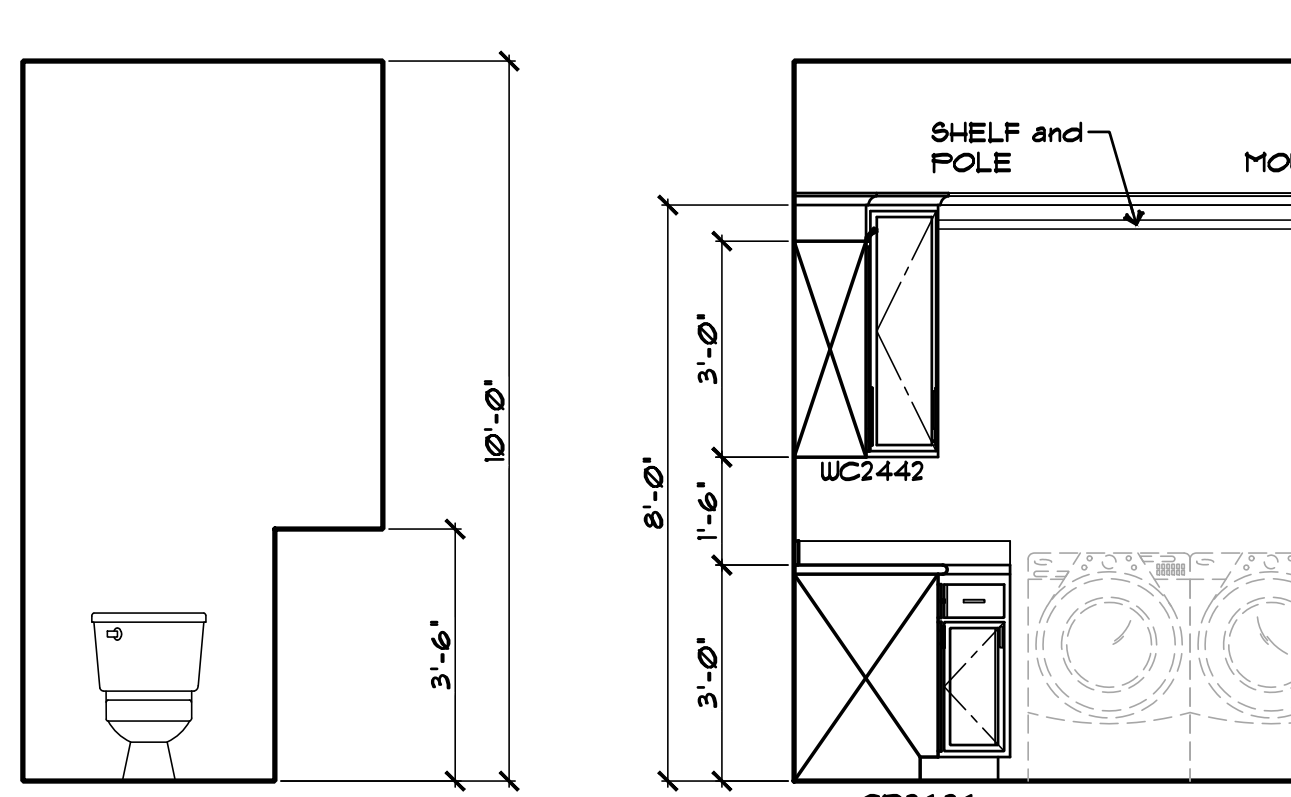
C MASTER BATH



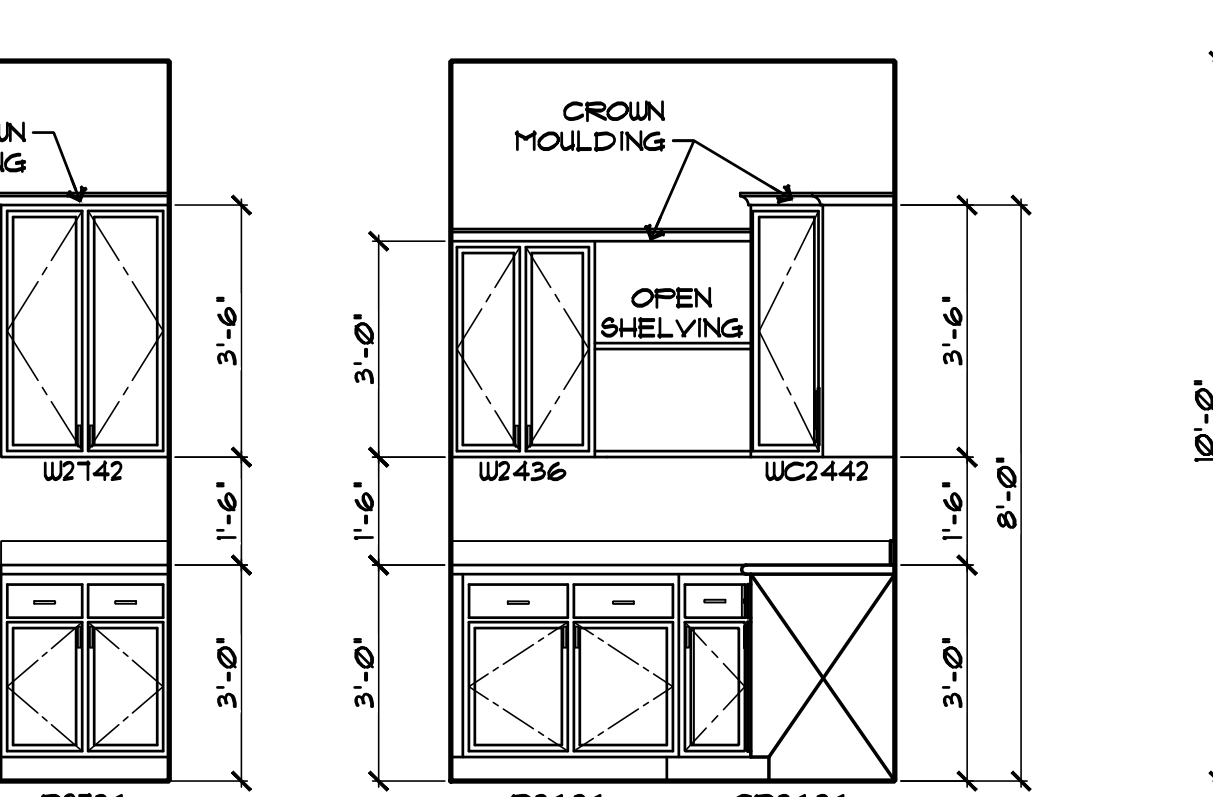
D MASTER BATH/MASTER SHOWER



A MASTER LINEN



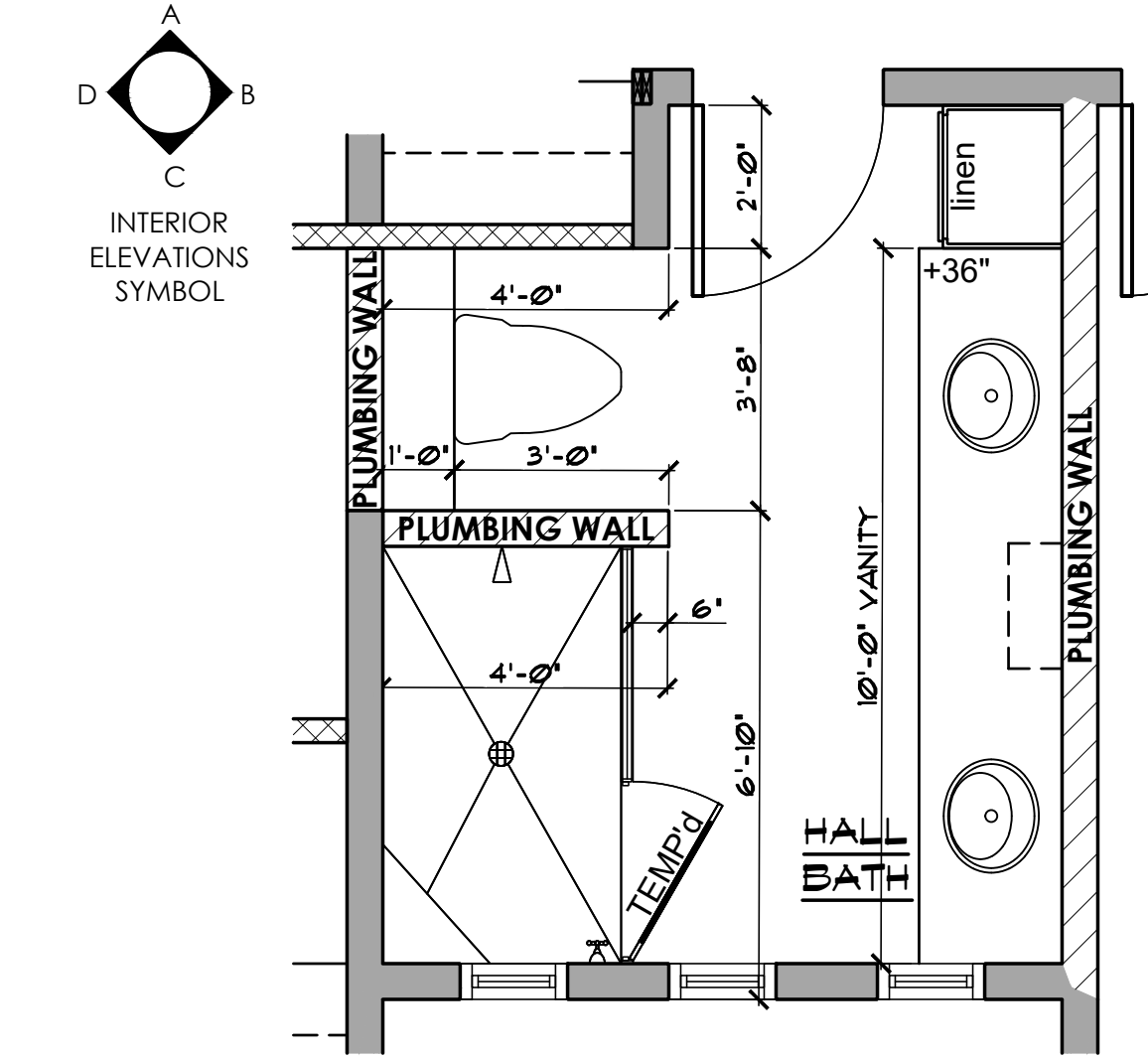
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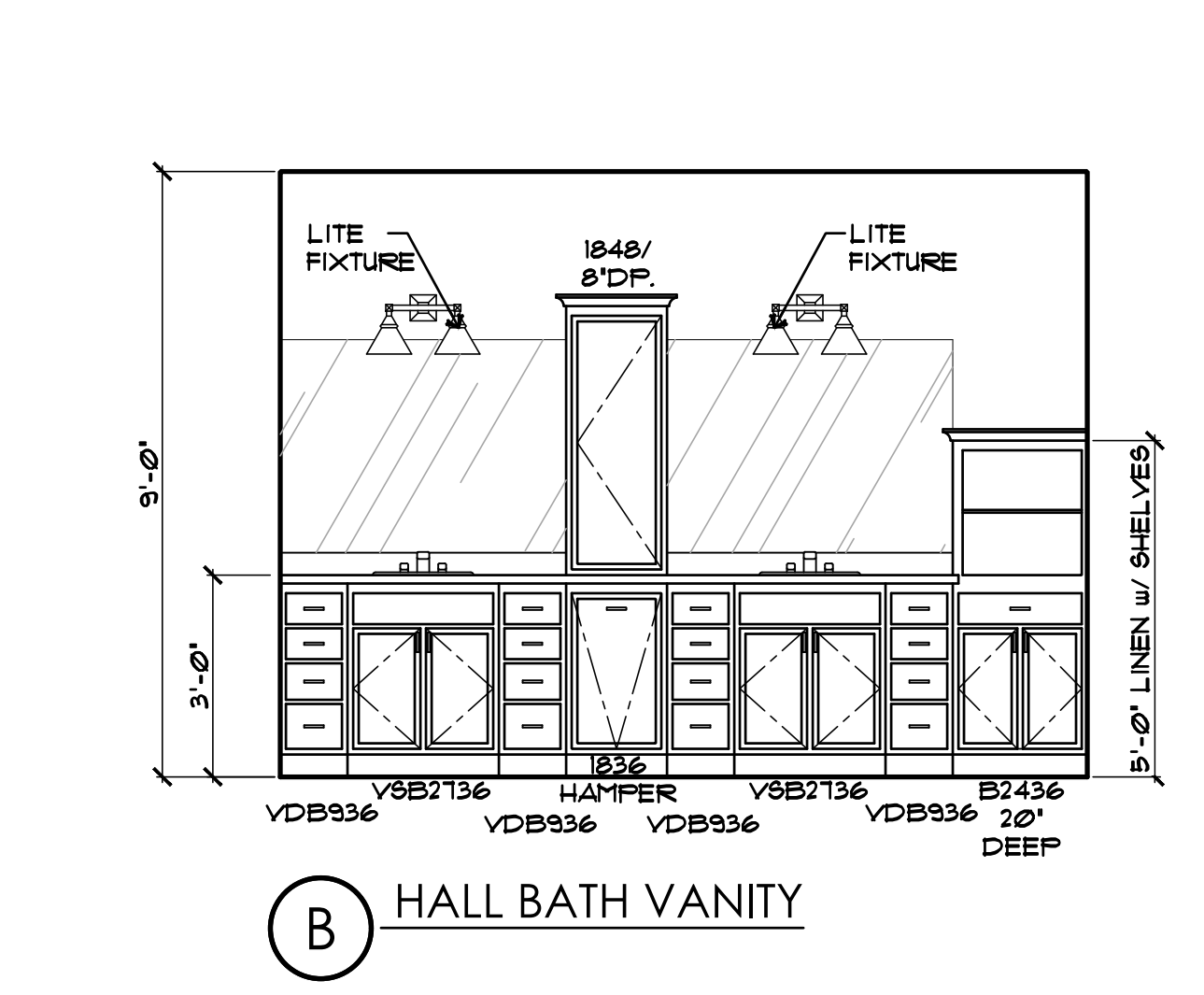
C POWDER BATH



D POWDER BATH



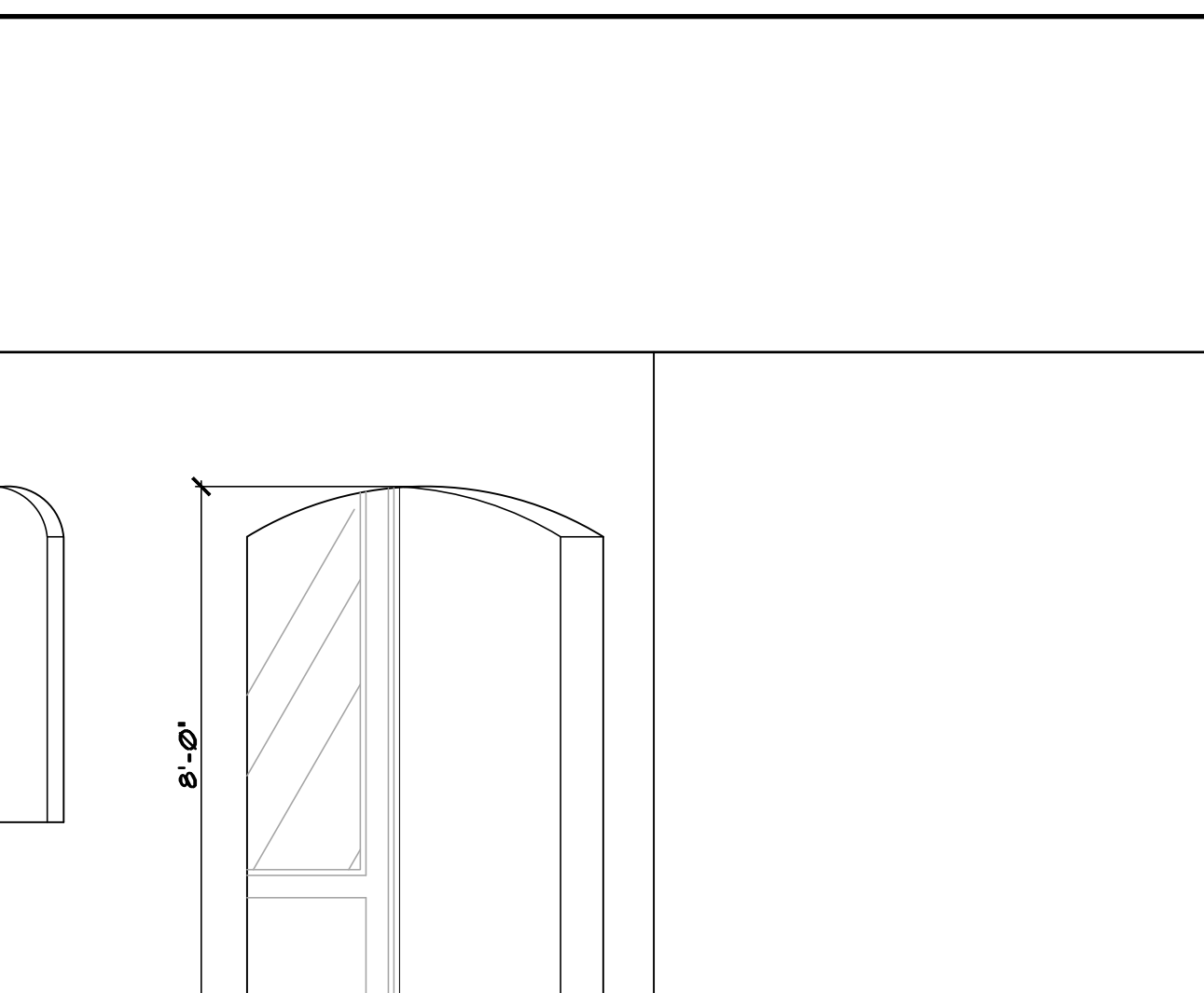
2 ENLARGED FLOOR PLAN - HALL BATH
SCALE: 3/8" = 1'-0"



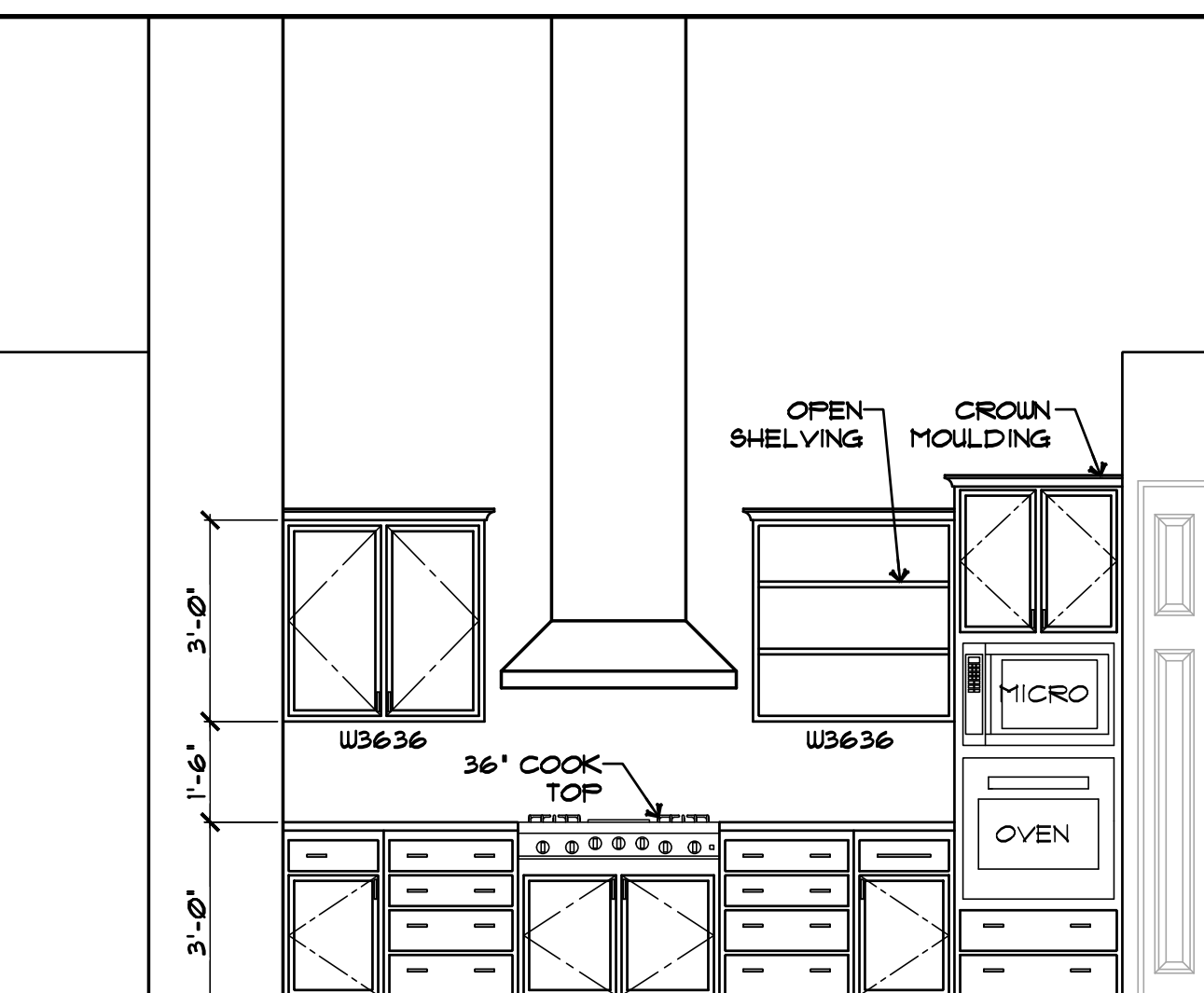
A HALL BATH VANITY



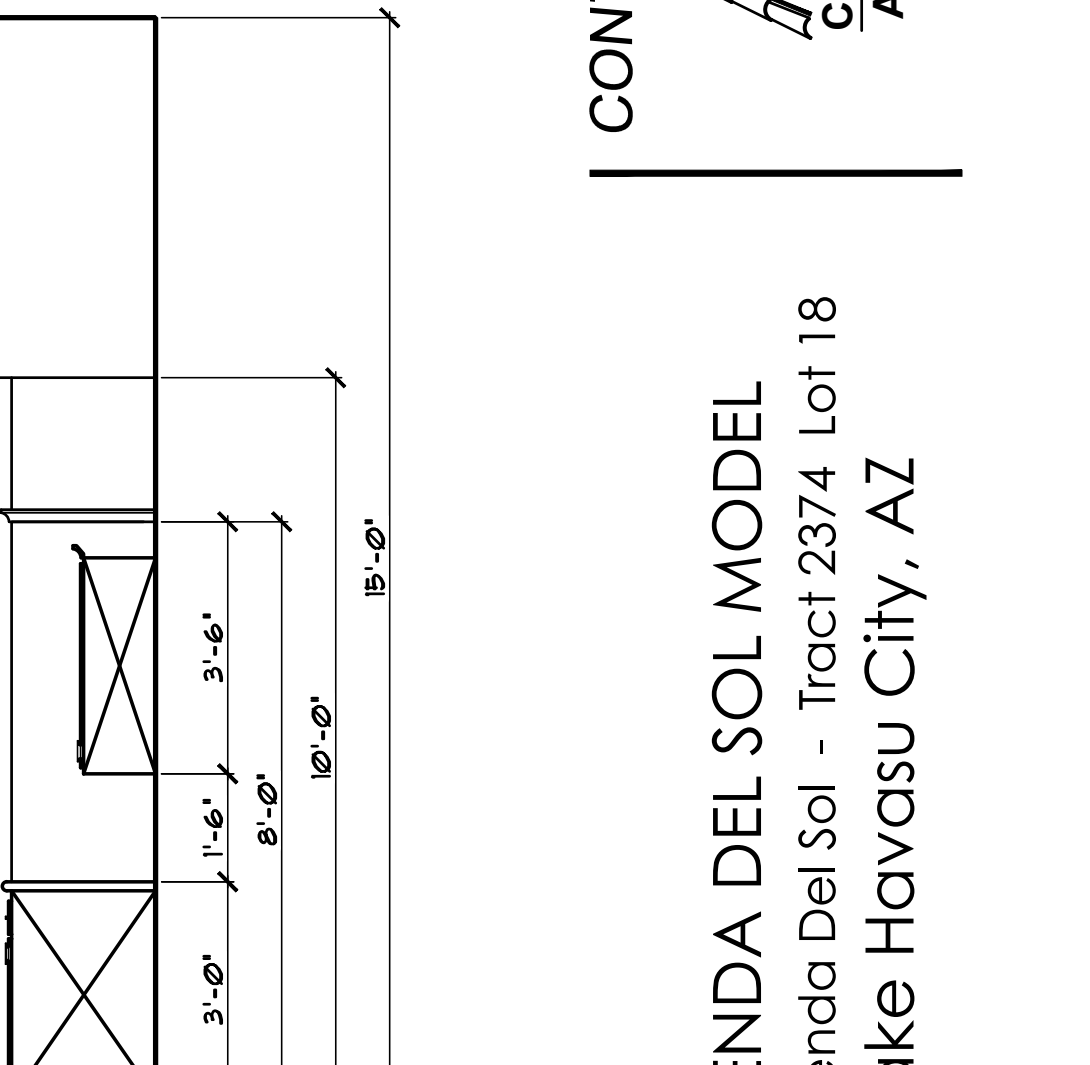
B HALL BATH



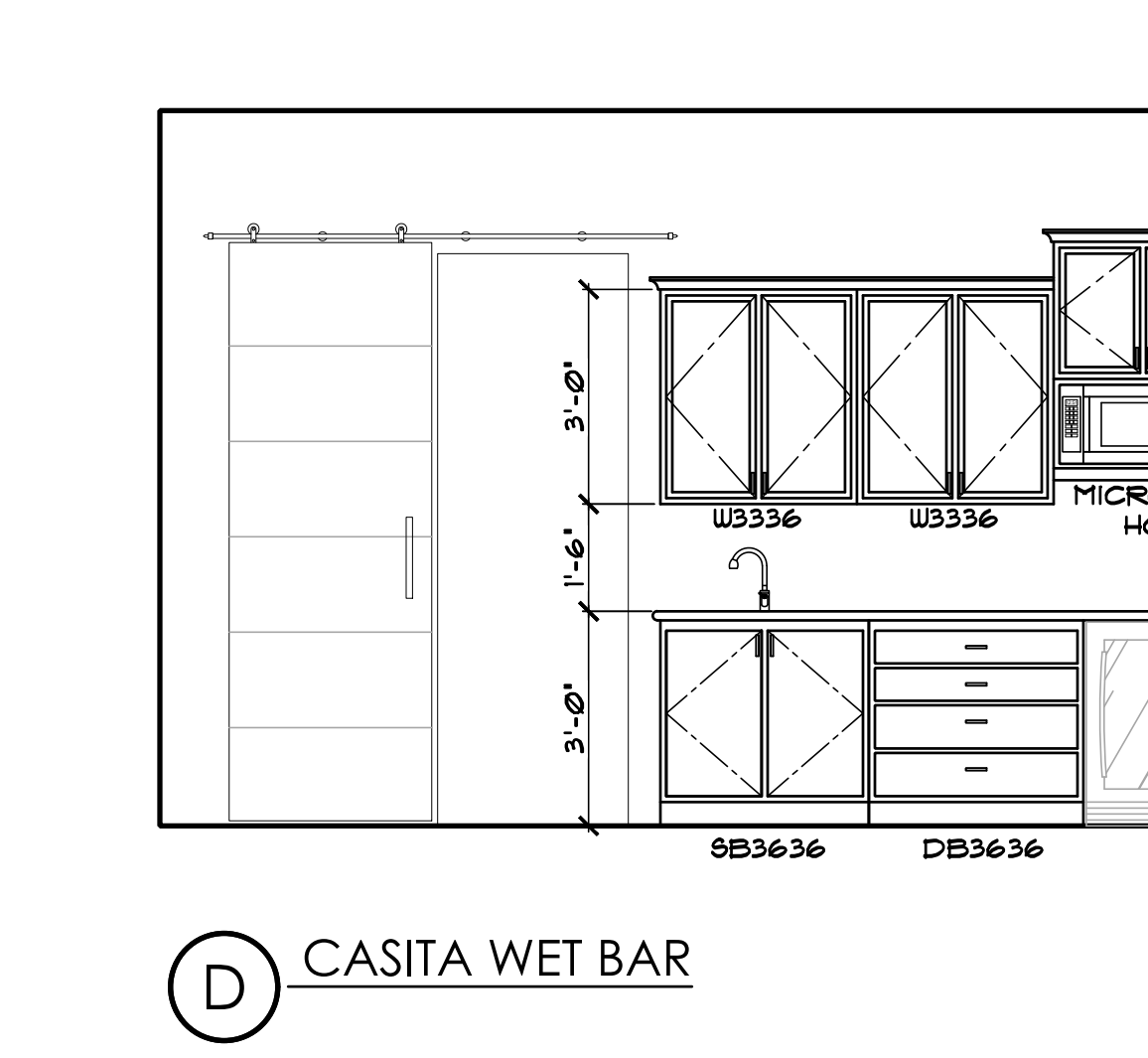
C HALL BATH



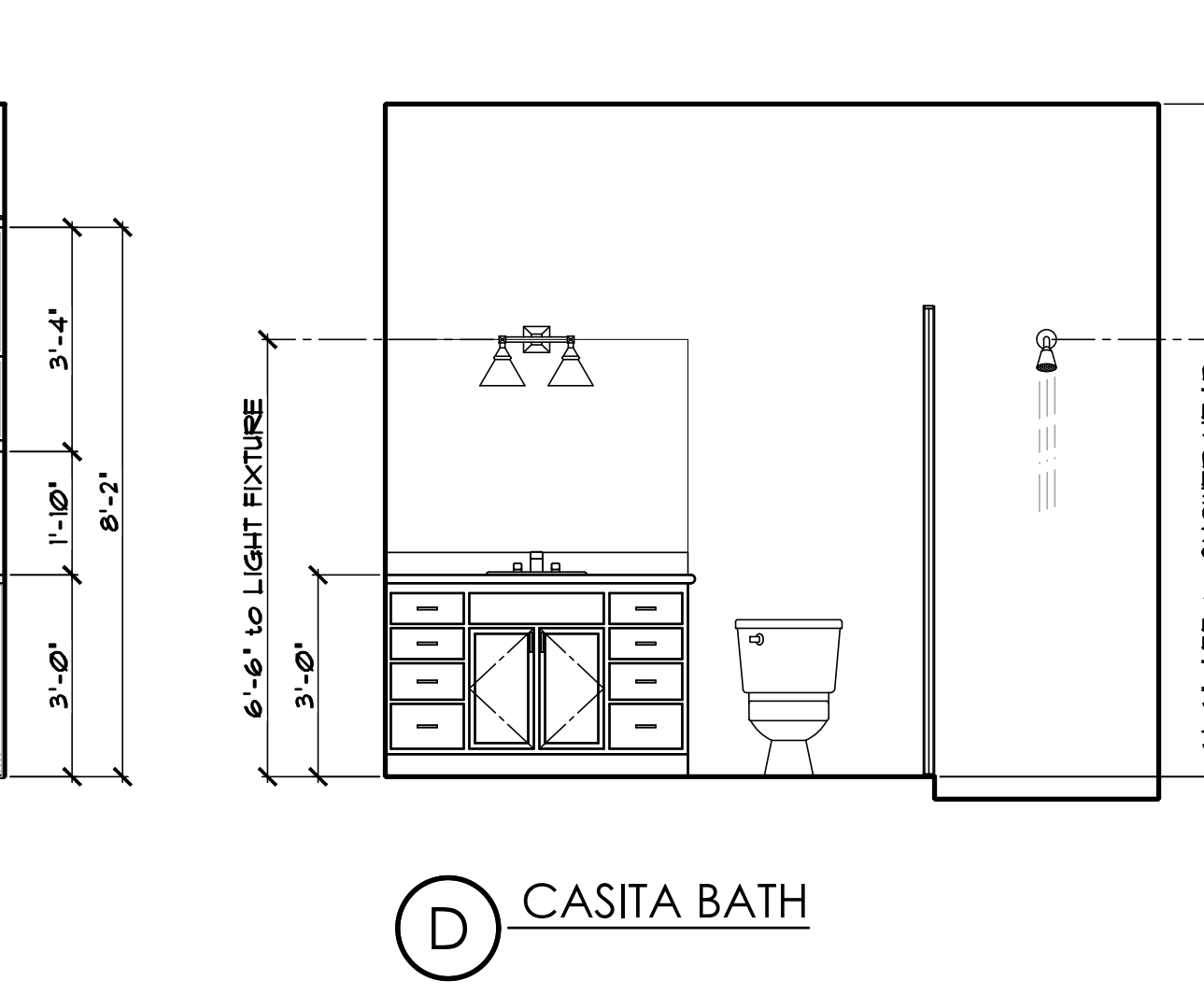
D HALL BATH



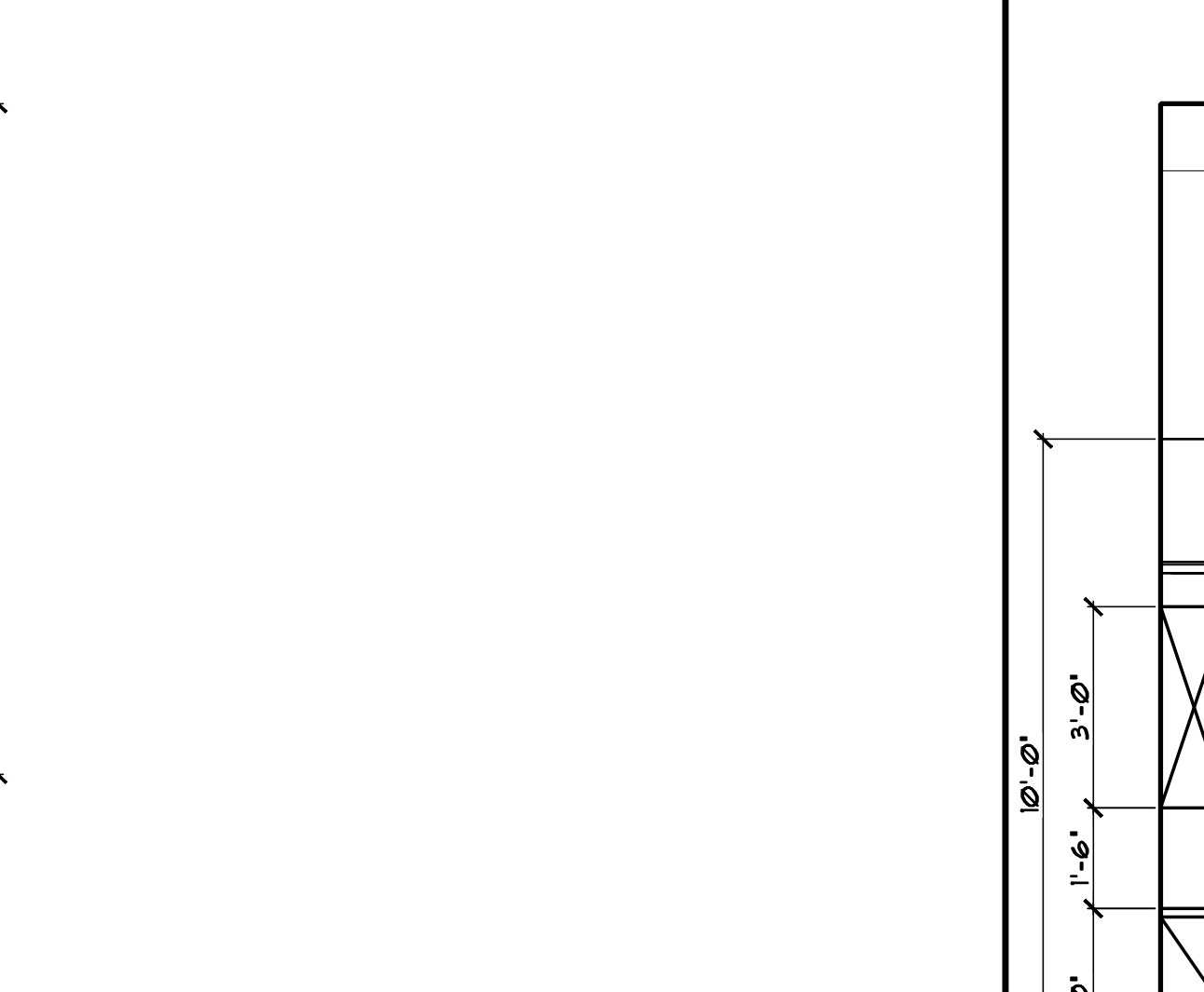
E HALL BATH



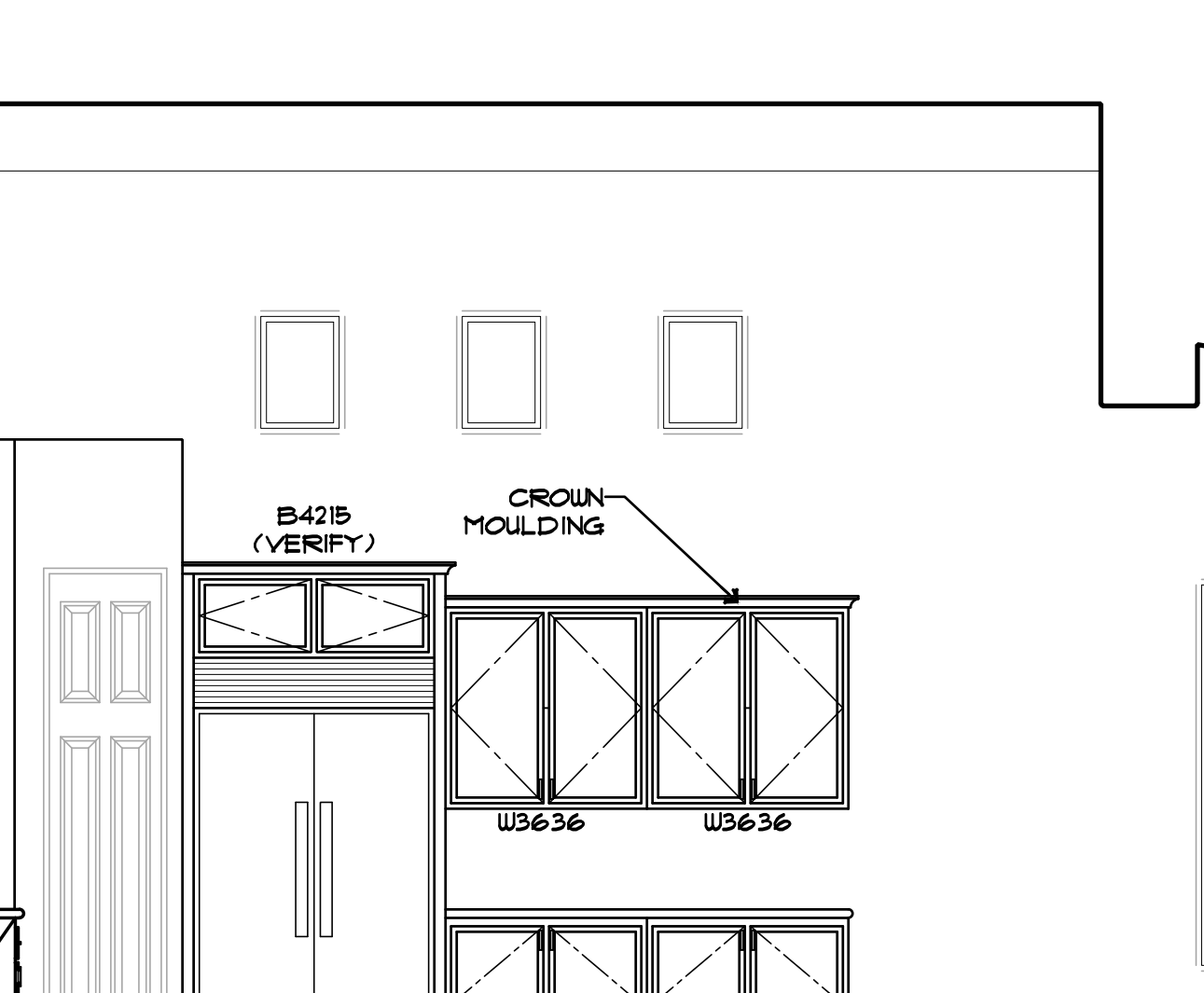
A CASITA WET BAR



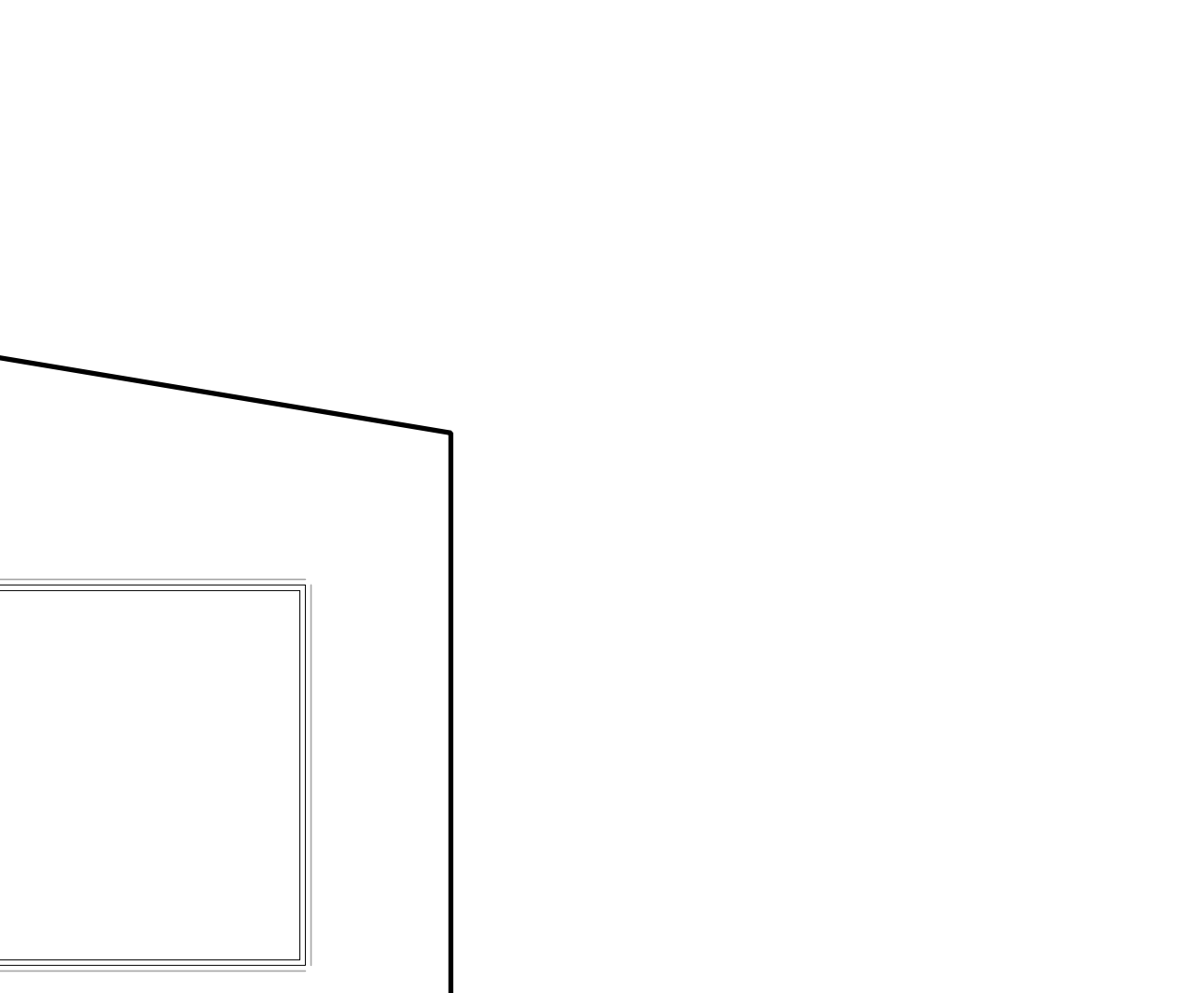
B CASITA BATH



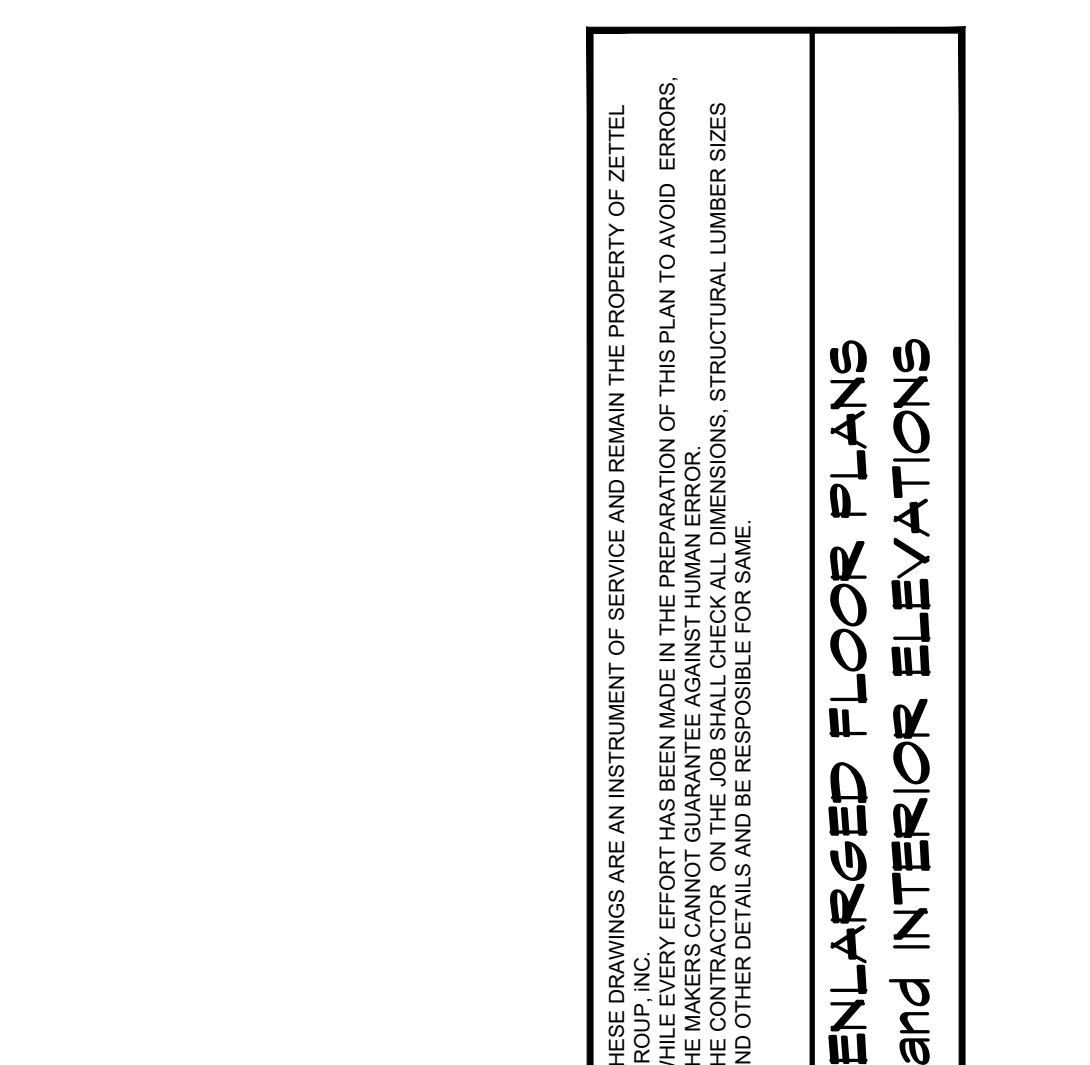
C CASITA BATH



D CASITA BATH



E CASITA BATH



F CASITA BATH

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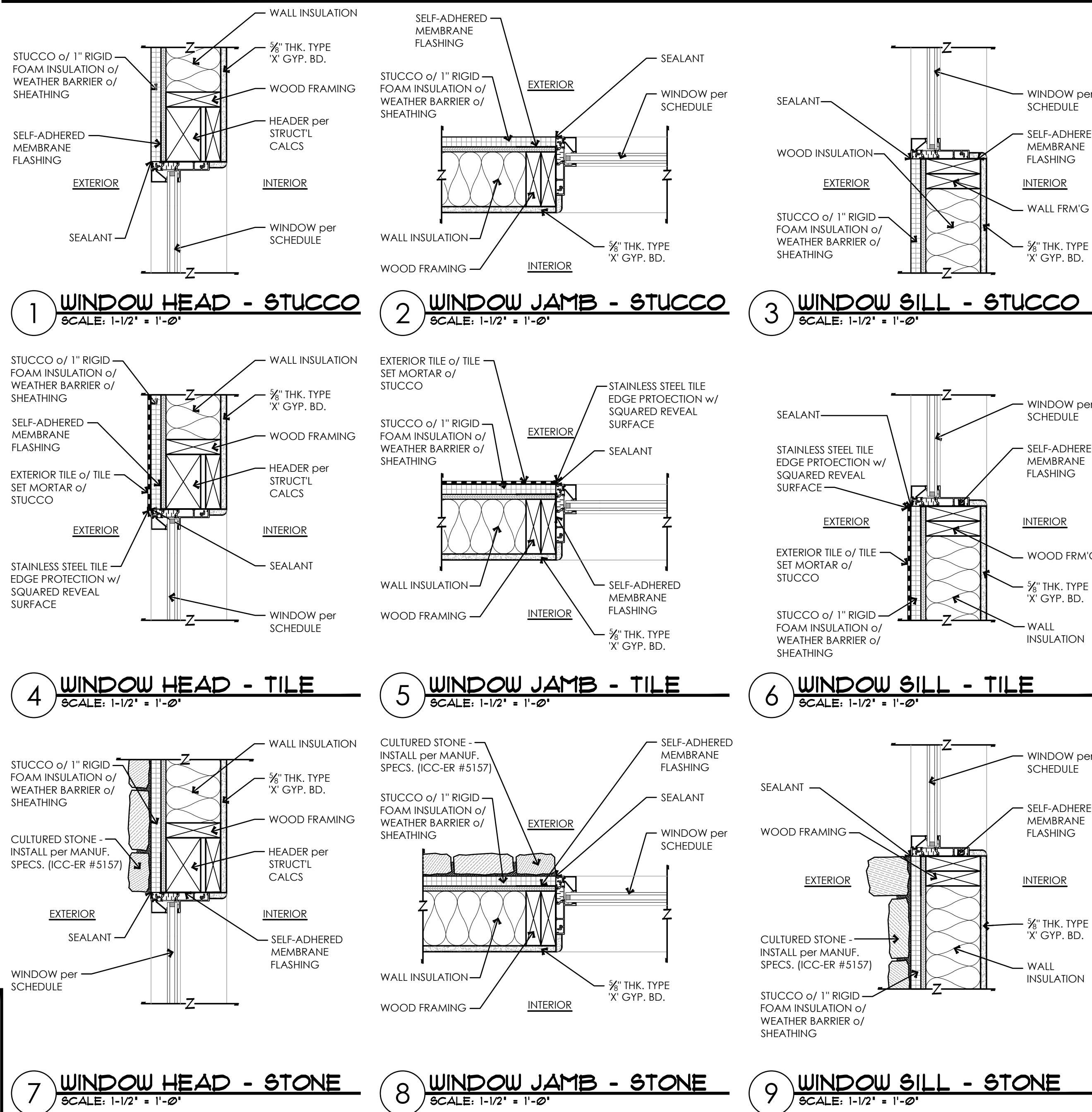
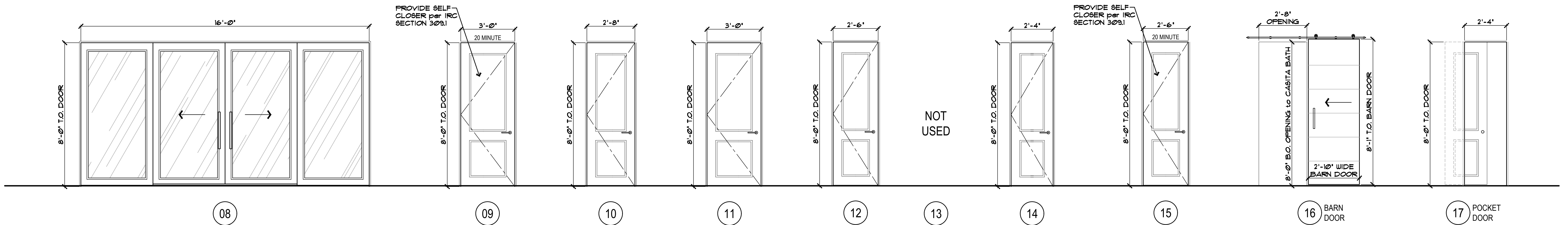
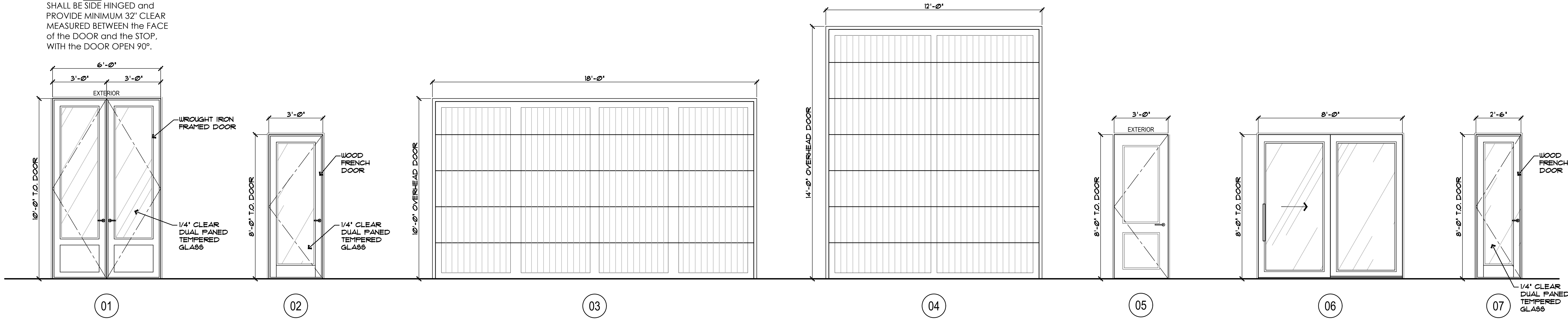
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ENTRY DOOR NOTE:
AT LEAST ONE EGRESS DOOR
SHALL BE SIDE HINGED and
PROVIDE MINIMUM 32" CLEAR
MEASURED BETWEEN THE FACE
of the DOOR and the STOP,
WITH the DOOR OPEN 90°.



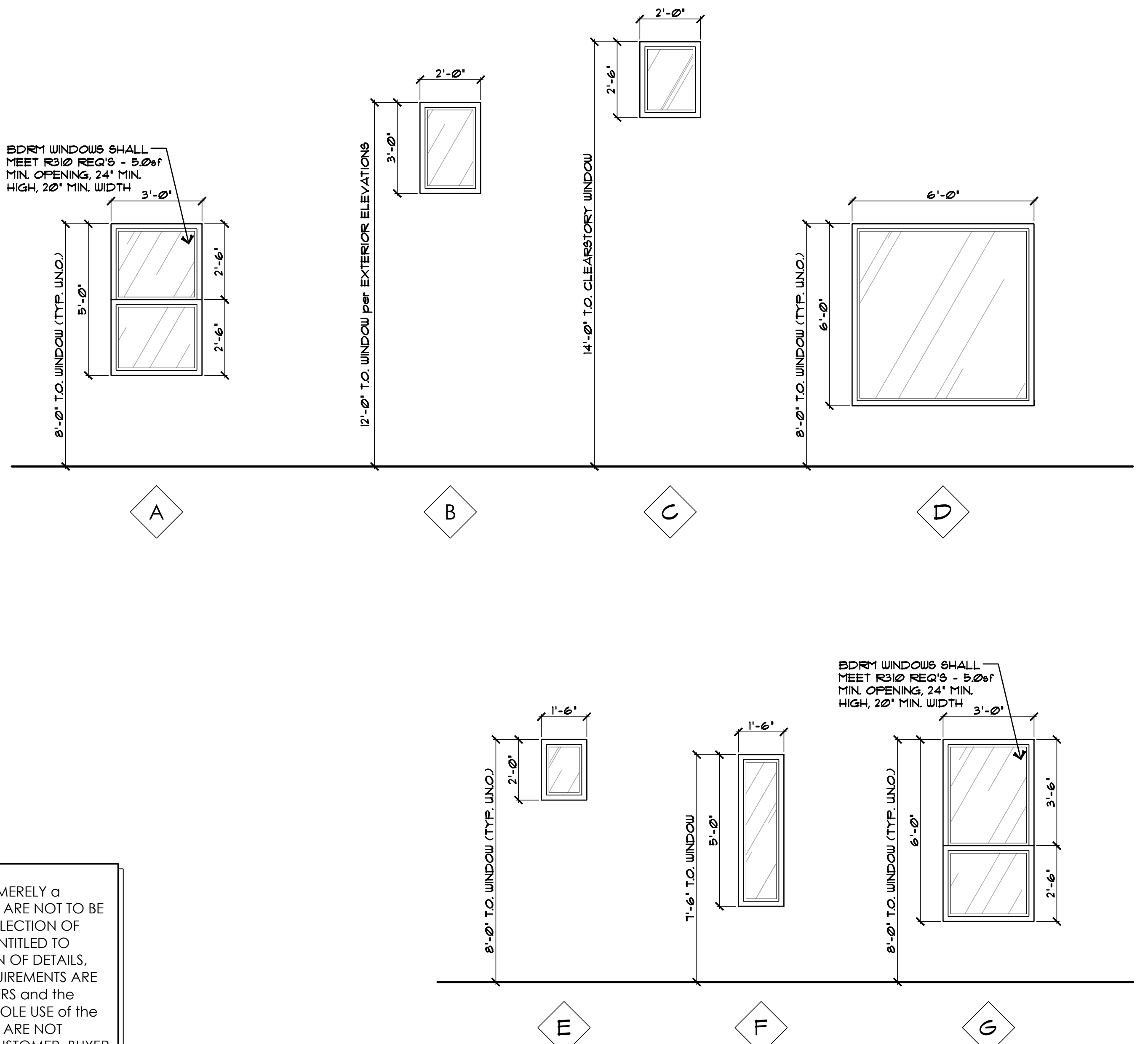
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DOOR NOTES:

- ALL INTERIOR DOORS TO BE SOLID CORE
MASONITE WITH WOOD FRAMES. VERIFY
FINISH WITH OWNER.
- INTERIOR DOORS TO HAVE ADJUSTABLE
ANCHORS - 3 PER JAMB. EXTERIOR DOORS
SHALL HAVE 3 COUNTERSUNK HOLES PER
JAMB FOR SCREW CONNECTION TO WOOD
SUDS.

WINDOW NOTES:

- ALL GLASS SHALL BE DUO-GLAZED BRONZE
TINT w/ 1/2" AIRSPACE SEPARATION on
BRONZE FINISH ALUMINUM FRAMES (UNLESS
NOTED OTHERWISE).
- ALL GLASS DOORS SHALL HAVE TEMPERED
SAFETY GLAZING GLASS. TYPE and
THICKNESS to COMPLY w/ IRC SECTION
R308.4.
- ALL WINDOWS or GLAZING WITHIN 24" of a
DOOR MUST BE TEMPERED.
- SHOWER DOOR and GLASS ENCLOSURES
MUST BE TEMPERED.
- ALL WINDOWS WITHIN SHOWERS and TUB
AREAS MUST COMPLY w/ IRC SECTION
R308.4 and R308.9.
- GLASS BLOCK SHALL BE INSTALLED per IRC
R610.



NOTE:
ARCHITECTURAL PLANS SHALL CONFORM
w/ 2024 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

CONTRACTOR:

ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

PROJECT:

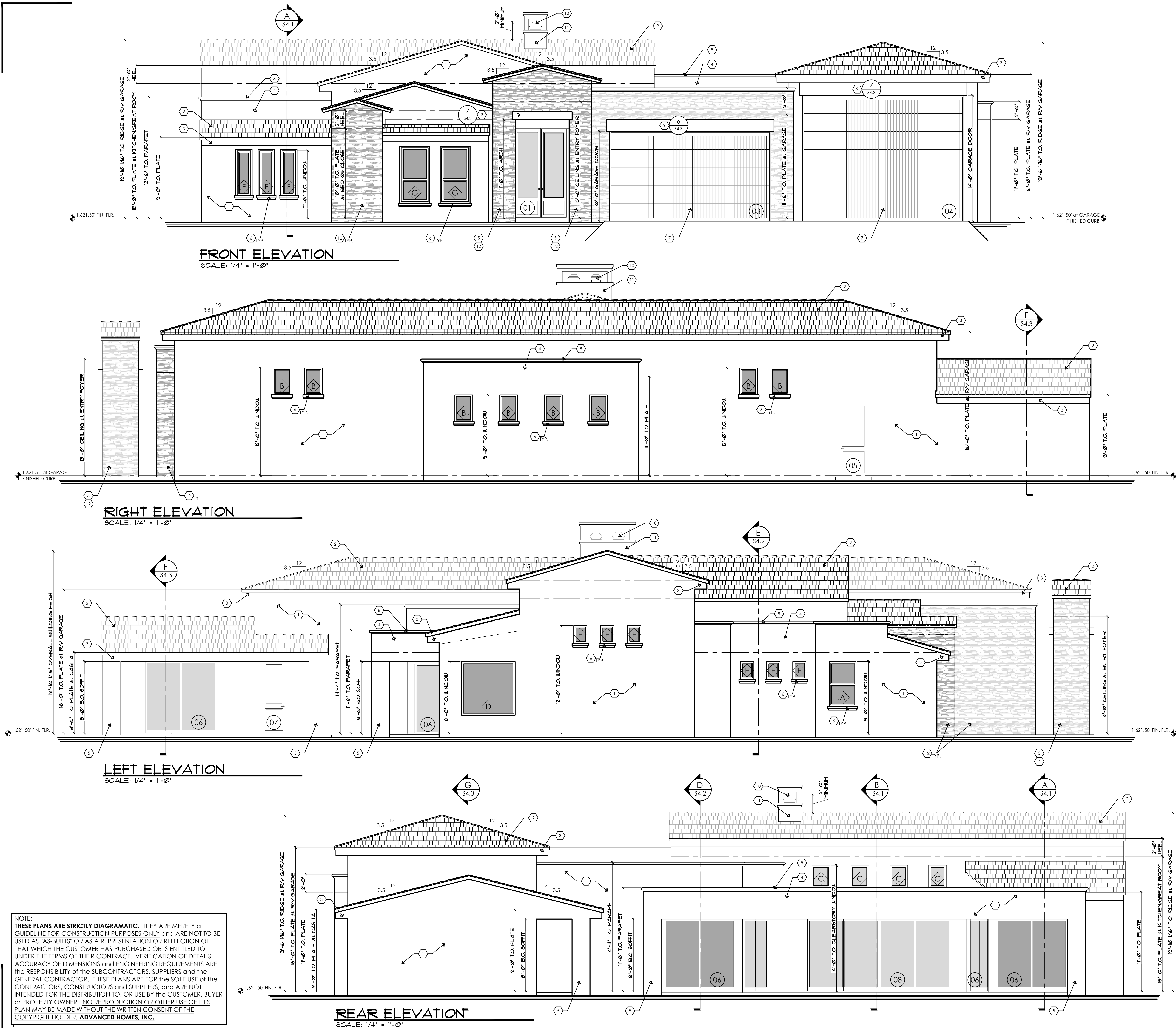
AVIENDA DEL SOL MODEL
3041 Avienda Del Sol - Tract 2374 Lot 18
Lake Havasu City, AZ

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• AND BE RESPONSIBLE FOR SAME.

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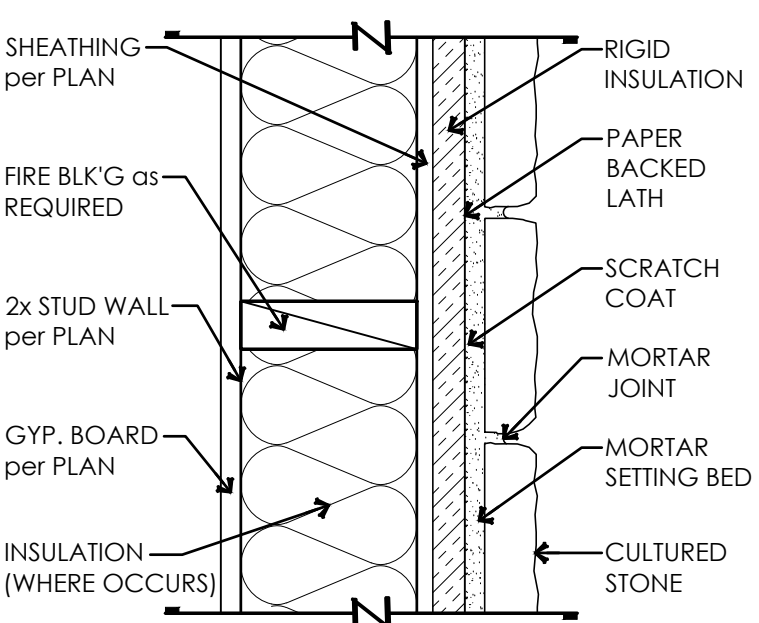
SCALE:
3/8" = 1'-0"
DRAWN: S.L.Z.
DATE: 11 AUGUST 2026
SHEET

JOB #:
2026-11
CHECKED: S.L.Z.
A3.2
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KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
1.	SAND FINISH STUCCO - INSTALL per MANUF. SPECS (ICC-ER #1194)
2.	TILE - INSTALL per MANUF. SPECS (ICC-ER #1215)
3.	WOOD FRAMED and STUCCO WRAPPED FASCIA - REFER TO DETAIL 2, SHEET S4.3
4.	WOOD FRAMED and STUCCO WRAPPED PARAPET WALL - REFER TO DETAIL 5, SHEET S4.3
5.	WOOD FRAMED and STUCCO WRAPPED BOX COLUMN
6.	WOOD FRAMED and STUCCO WRAPPED TRIM at WINDOW SILL
7.	OVERHEAD INSULATED SECTIONAL DOOR
8.	STUCCO WRAPPED FOAM Moulding - REFER TO DETAIL 10, SHEET S4.3
9.	WOOD FRAMED and STUCCO WRAPPED BOX SOFFIT
10.	CUSTOM CHIMNEY CAP [www.chimneyking.com OR OWNER APPROVED EQUAL]
11.	WOOD FRAMED and STUCCO WRAPPED CHIMNEY w/ APPROVED SPARK ARRESTOR - INSTALL 2'-0" ABOVE the HIGHEST POINT WITHIN a 10'-0" RADIUS - **MUST BE UL LISTED**
12.	CULTURED STONE VENEER per OWNER SELECTION - ICC-ER #4147 - INSTALL per MANUF. SPECS. - REFER TO DETAIL ON SHEET A4.1.

01	DOOR TAG REFER TO SHEET A3.2 for ADDITIONAL INFORMATION
A	WINDOW TAG REFER TO SHEET A3.2 for ADDITIONAL INFORMATION



CULTURED STONE INSTALLATION DETAIL
NOT TO SCALE

REFER TO BUILDING SECTIONS for
ADDITIONAL PLATE / CEILING
HEIGHT INFORMATION

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM
w/ 2024 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

zettel group inc.
CUSTOM DESIGN AND PLANNING
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(928) 855-6370 ... Phone
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www.advancedhomesinc.com ... Web

CONTRACTOR:

ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

PROJECT:

AVENIDA DEL SOL MODEL
3041 Avenida Del Sol - Tract 2375 Lot 19
Lake Havasu City, AZ

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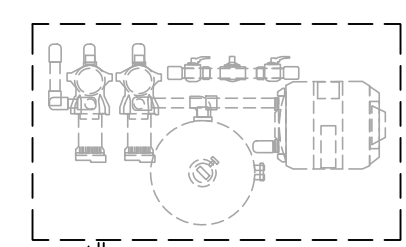
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2		
3		
4		

SCALE:
1/4" = 1'-0"
DRAWN:
S.L. 2/15/22
DATE:
21 JULY 2026
SHEET
A4.1
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JOB #:
20226-11
CHECKED:
S.L. 2
21 JULY 2026

♦ EXTERIOR ELEVATIONS

IMPORTANT!
PROVIDE PLUMBING and ELECTRICAL
POWER TO FUTURE POOL EQUIPMENT



PROVIDE ELECTRICAL POWER TO EACH A/C
CONDENSING UNIT (w/ RECEPTICAL WITH-IN
25'-0") - DISCONNECT SHALL BE READILY
ACCESSIBLE - PROVIDE a 30x36 CLEAR
WORK SPACE IN FRONT OF EACH
CONDENSING UNIT per E3405

PROVIDE ELECTRICAL POWER TO EACH A/C
CONDENSING UNIT (w/ RECEPTICAL WITH-IN
25'-0") - DISCONNECT SHALL BE READILY
ACCESSIBLE - PROVIDE a 30x36 CLEAR
WORK SPACE IN FRONT OF EACH
CONDENSING UNIT per E3405

PROVIDE ELECTRICAL POWER TO EACH A/C
CONDENSING UNIT (w/ RECEPTICAL WITH-IN
25'-0") - DISCONNECT SHALL BE READILY
ACCESSIBLE - PROVIDE a 30x36 CLEAR
WORK SPACE IN FRONT OF EACH
CONDENSING UNIT per E3405

PROVIDE 50amp
OUTLET - VERIFY
LOCATION w/ OWNER
PRIOR TO INSTALLATION

PROVIDE 50amp
OUTLET - VERIFY
LOCATION w/ OWNER
PRIOR TO INSTALLATION

PRE-WIRE/PRE-PLUMB
for CENTRAL VACUUM
SYSTEM at THIS
LOCATION

GFI CEILING OUTLET
w/ LOW VOLTAGE
WIRE TO PUSH BUTTON
for GARAGE DOOR
OPENER

IMPORTANT NOTE!
PROVIDE ELECTRICAL OUTLETS at the
EAVES THROUGH-OUT (VERIFY w/
OWNER for LOCATIONS)

IMPORTANT NOTE!
PROVIDE DIMMER SWITCHES
THROUGHOUT, WHERE APPLICABLE

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PROVIDE ELECTRICAL POWER to
EACH A/C CONDENSING UNIT (w/
RECEPTICAL WITH-IN 25'-0")
DISCONNECT SHALL BE READILY
ACCESSIBLE - PROVIDE a 30x36
CLEAR WORK SPACE IN FRONT of
EACH CONDENSING UNIT per E3405

ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND	
NOT ALL SYMBOLS MAY BE USED	
	SURFACE MOUNTED CEILING LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	MINI RECESSED CAN LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	UNDER CABINET L.E.D. TASK LIGHT
	1x4 SURFACE MOUNTED L.E.D. LIGHT FIXTURE
	PHOTO CELL WALL LIGHT FIXTURE
	VAPOR PROOF RECESSED LIGHT FIXTURE
	EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE
	EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE VAPOR PROOF LENSE & GFI at SHOWERS
	CEILING FAN
	RECESSED STEP LIGHT
	SMOKE DETECTOR (CLG MOUNT) 3' FROM R/A and CEILING FANS
	CARBON MONOXIDE DETECTOR
	SINGLE SWITCH
	3-WAY SWITCH
	COUNTERTOP SWITCH (PUSH BUTTON)
	WEATHER PROOF SWITCH
	AUTOMATIC DOOR SWITCH
	110v DUPLEX OUTLET
	110v DUPLEX OUTLET - HIDDEN
	110v DUPLEX OUTLET - HALF HOT
	220v OUTLET
	POP-UP GROUND FAULT INTERRUPT OUTLET per IRC 2024, Section E-901.4.3
	GROUND FAULT INTERRUPT OUTLET
	GFI OUTLET - HIDDEN
	GROUND FAULT INTERRUPT OUTLET - WEATHER PROOF
	DUPLEX OUTLET - FLOOR MOUNTED
	JUNCTION BOX
	220v CIRCUIT for HVAC
	COLD WATER for ICE MAKER
	GAS or LP VALVE
	HOSE BIBB w/ SHUT OFF / BUBBLER 'T'

CONTRACTOR:

PROJECT:

AVIENDA DEL SOL MODEL
3041 Avenida Del Sol - Tract 2374 Lot 18
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CHECKED: S.L.Z.
DATE: 22 JUN 2026
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E-Mail info@advancedaz.com
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CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

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2024 IRC MECHANICAL REQUIREMENTS:

M1411.8 Locking access port caps.
Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

M1502.3 Duct termination.
Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. If the manufacturer's instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

M1502.3.1 Exhaust termination outlet and passageway size.
The passageway of dryer exhaust duct terminals shall be undiminished in size and shall provide an open area of not less than 12.5 square inches (8065 mm2).

M1502.4.2 Duct installation.
Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall allow the installation of the duct without deformation. *(Note: Dryer ducts shall be no less than 4 inches in diameter; therefore, they shall be installed in a wall space greater than 4 inches in width.)*

M1502.4.6 Length identification.
Where the exhaust duct equivalent length exceeds 35 feet (10 668 mm), the equivalent length of the exhaust duct shall be identified on a permanent label or tag. The label or tag shall be located within 6 feet (1829 mm) of the exhaust duct connection. *(Note: Duct labeling is no longer required unless the equivalent duct length exceeds 35 feet as allowed by M1502.4.5.2 and M1502.4.5.3)*

M1503.6 Makeup air required.
Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m3/s) shall be mechanically or passively provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2. *(Note: Make-up air for exhaust systems in excess 400 CFM is no longer required unless natural draft appliances are provided in the residence.)*

2024 INT'L PLUMBING CODE REQUIREMENTS:

308.10 Thermal expansion tanks.
A thermal expansion tank shall be supported in accordance with the manufacturer's instructions. Thermal expansion tanks shall not be supported by the piping that connects to such tanks.

2024 INT'L MECHANICAL CODE REQUIREMENTS:

307.2.4.1 Ductless mini-split system traps.
Ductless mini-split equipment that produces condensate shall be provided with an inline check valve located in the drain lone, or a trap.

2024 INT'L RESIDENTIAL CODE REQUIREMENTS:

R1005.8 Insulation shield.
Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of steel having a thickness of not less than 0.0187 inch (0.4712 mm) [No. 26 gage] shall be installed to provide clearance between the chimney and the insulation material. The clearance shall be not less than the clearance to combustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass through attic space, the shield shall terminate not less than 2 inches (51 mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed chimney system shall be installed in accordance with the manufacturer's installation instructions.

2024 INT'L RESIDENTIAL CODE REQUIREMENTS:

N1104.1 (R404.1) Lighting equipment (Mandatory).
Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

2024 INT'L RESIDENTIAL CODE REQUIREMENTS:

R702.3.7 Water-resistant gypsum backing board.
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C1178, C1278 or C1396. Use of water-resistant gypsum backing board shall be permitted on ceilings. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

R702.3.7.1 Limitations.
Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Backer boards.
Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.

2024 IRC ELECTRICAL REQUIREMENTS:

E3703.5 Garage branch circuits.
Not less than one 120-volt, 20-ampere branch circuit shall be installed to supply receptacle outlets in attached garages and in detached garages with electric power. This circuit shall not have other outlets.
Exception: This circuit shall be permitted to supply readily accessible outdoor receptacle outlets.

E3902.8 Bathtub or shower stall receptacles.
125-volt, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a bathtub or shower stall shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(8)]

E3902.9 Laundry areas.
125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(9)]

E3902.10 Kitchen dishwasher branch circuit.
Ground-fault circuit-interrupter protection shall be provided for outlets that supply dishwashers in dwelling unit locations. [210.8(D)]

E3902.16 Arc-fault circuit-interrupter protection.
Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by any of the following: [210.12(A)]

- A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit. [210.12(A)(1)]
- A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit. [210.12(A)(2)]
- A listed supplemental arc-protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
 - The branch-circuit wiring shall be continuous from the branch-circuit over-current device to the outlet branch-circuit arc-fault circuit interrupter.
 - The maximum length of the branch-circuit wiring from the branch-circuit over-current device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 - The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit. [210.12(A)(3)]
- A listed outlet branch-circuit-type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit over-current protective device where all of the following conditions are met:
 - The branch-circuit wiring shall be continuous from the branch-circuit over-current device to the outlet branch-circuit arc-fault circuit interrupter.
 - The maximum length of the branch-circuit wiring from the branch-circuit over-current device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 - The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.
 - The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such. [210.12(A)(4)]
- Where metal outlet boxes and junction boxes and RMC, IMC, EMT, Type MC or steel-armored Type AC cables meeting the requirements of Section E3908.8, metal wireways or metal auxiliary gutters are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(5)]
- Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit-type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit. [210.12(A)(6)]

Exception: AFCI protection is not required for an individual branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT or steel-sheathed armored cable Type AC or Type MC meeting the requirements of Section E3908.8.

(Note: Arc-fault protection is now required for circuits in kitchens and laundry areas.)

E4001.11.1 Faceplate grounding.
Snap switches, including dimmer and similar control switches, shall be connected to an equipment grounding conductor and shall provide a means to connect metal faceplates to the equipment grounding conductor, whether or not a metal faceplate is installed. Metal faceplates shall be grounded. Snap switches shall be considered to be part of an effective ground-fault current path if either of the following conditions is met:

- The switch is mounted with metal screws to a metal box or metal cover that is connected to an equipment grounding conductor or to a nonmetallic box with integral means for connecting to an equipment grounding conductor.
- An equipment grounding conductor or equipment bonding jumper is connected to an equipment grounding termination of the snap switch. [404.9(B)]

E4002.14 Tamper-resistant receptacles.
In areas specified in Section E3901.1, 15- and 20-ampere, 125- and 250-volt nonlocking-type receptacles shall be listed tamper-resistant receptacles. [406.12(A)]

Exception: Receptacles in the following locations shall not be required to be tamper resistant:

- Receptacles located more than 5.5 feet (1676 mm) above the floor.
- Receptacles that are part of a luminaire or appliance.
- A single receptacle for a single appliance or a duplex receptacle for two appliances where such receptacles are located in spaces dedicated for the appliances served and, under conditions of normal use, the appliances are not easily moved from one place to another. The appliances shall be cord-and-plug-connected to such receptacles in accordance with Section E3909.4. [406.12(A) Exception]

GENERAL ELECTRICAL NOTES:

- Electrical plan is strictly diagrammatic. Contractor to obtain engineering when requested by local building officials. all work must conform to the latest IBC, IRC, plumbing, mechanical and electrical codes.
- Provide electrical service w/ 26' copper ground embedment w/ 2" concrete cover. Provide water bond near bottom of footing (MIN. 4" AWG.)
- Provide electrical service to HVAC unit(s). Verify location w/ contractor.
- Pre-wire all ceiling fans as shown.
- Plumb for natural gas (if used) for water heater. Raise fixture 18" from floor and provide vehicle barrier.
- Smoke detector to be placed 3'-0" MIN. from return air, A/C vents and ceiling fans.
- Verify w/ owner and/or contractor for:
 - Preferred locations for T.V. and phone outlets.
 - Any changes to the electrical layout.
- Verify w/ owner and/or contractor for any additional amenities.
- Provide switched outlets along perimeter of roof line for Christmas lights.
- Provide GFCI protection and bonding of metal parts at all vapor proof light fixtures.

R314.3 Smoke Alarm Location.
Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.

R314.3.1 Installation near cooking appliances.
Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

- Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.
- Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.
- Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

R314.5 Combination alarms.
Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

R315.1 General.
Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings.
Carbon monoxide alarms shall be listed in accordance with UL 2034, Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2 Where required.
Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction.
For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

- The dwelling unit contains a fuel-fired appliance.
- The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.3 Location.
Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms.
Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

2023 NAT'L ELECTRICAL CODE REQUIREMENTS:

406.12 Tamper-resistant receptacles.
All 15- and 20-ampere, 125- and 250-volt non-locking-type receptacles in the areas specified in 406.129(1) - (7) shall be listed tamper-resistant receptacles.

- Dwelling units in all areas specified in 210.52 and 550.13
- Guest rooms and guest suites of hotels and motels
- Child care facilities
- Preschools and elementary education facilities
- Business offices, corridors, waiting rooms, and the like in clinics, medical and dental offices and outpatient facilities.
- Subset if assembly occupancies described in 518.2, to include places of waiting transportation, gymnasiums, skating rinks and auditoriums.
- Dormitories

(Note: Items 4 through 7 are new requirements for tamper-resistant receptacles.)

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM w/ 2024 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

CONTRACTOR:

PROJECT:

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ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

AVIENDA DEL SOL MODEL
3041 Avienda Del Sol - Tract 2374 Lot 18
Lake Havasu City, AZ

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♦ ELECTRICAL PLAN	
REVISIONS:	
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SCALE: 1/4" = 1'-0"	JOB #: 20226-11
DRAWN: S.L.Z./S.L.Z.	CHECKED: S.L.Z.
DATE: 22 JUNE 2026	
SHEET	
A5.1	
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OPTION:
R806.5 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

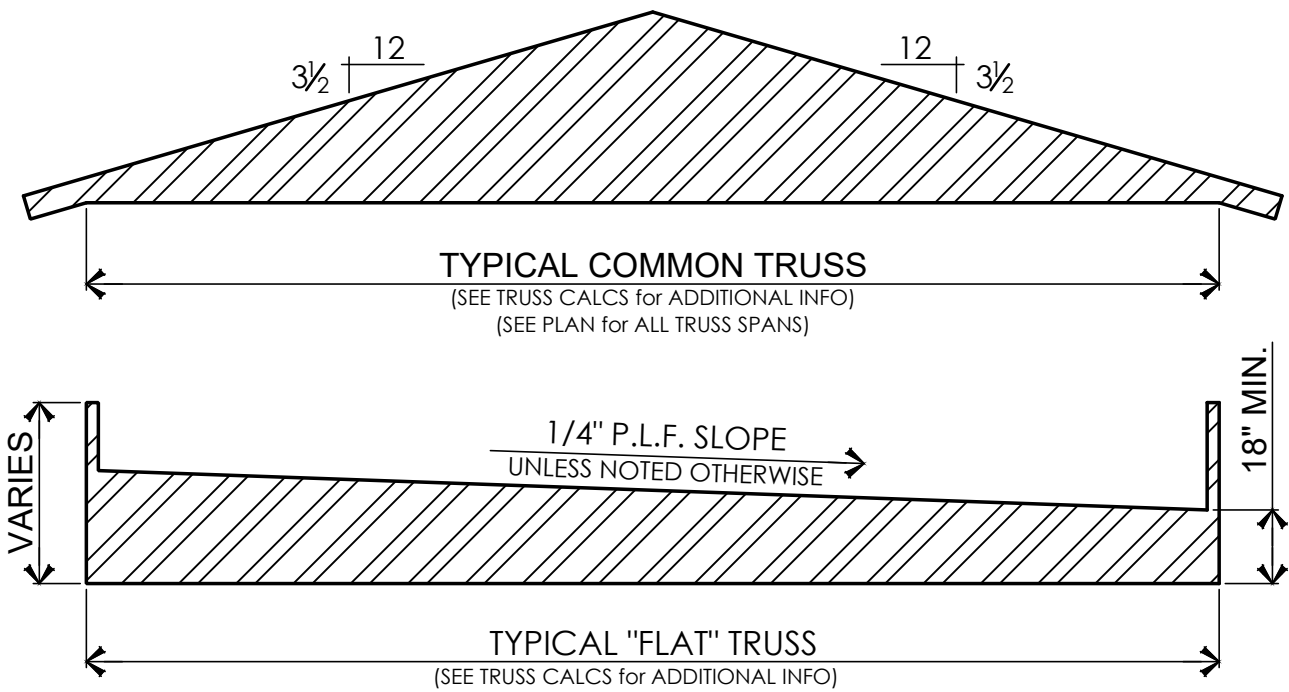
- The unvented attic space is completely within the building thermal envelope.
- Interior Class I vapor retarders are not installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
- Where wood shingles or shakes are used, a minimum ¼-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
- In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.
- Insulation shall comply with Item 5.3 and either Item 5.1 or 5.2:
 - Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
 - Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
 - Where air-permeable insulation is installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.
 - Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
 - Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
 - In Climate Zones 1, 2 and 3, air-permeable insulation installed in unvented attics shall meet the following requirements:
 - An approved vapor diffusion port shall be installed not more than 12 inches (305 mm) from the highest point of the roof, measured vertically from the highest point of the roof to the lower edge of the port.
 - The port area shall be greater than or equal to 1:600 of the ceiling area. Where there are multiple ports in the attic, the sum of the port areas shall be greater than or equal to the area requirement.
 - The vapor-permeable membrane in the vapor diffusion port shall have a vapor permeance rating of greater than or equal to 20 perms when tested in accordance with Procedure A of ASTM E96.
 - The vapor diffusion port shall serve as an air barrier between the attic and the exterior of the building.
 - The vapor diffusion port shall protect the attic against the entrance of rain and snow.
 - Framing members and blocking shall not block the free flow of water vapor to the port. Not less than a 2-inch (51 mm) space shall be provided between any blocking and the roof sheathing. Air-permeable insulation shall be permitted within that space.
 - The roof slope shall be greater than or equal to 3:12 (vertical/horizontal).
 - Where only air-permeable insulation is used, it shall be installed directly below the structural roof sheathing.
 - Air-impermeable insulation, if any, shall be directly above or below the structural roof sheathing and is not required to meet the R-value in Table 806.5. Where directly below the structural roof sheathing, there shall be no space between the air-impermeable insulation and air-permeable insulation.
 - The air shall be supplied at a flow rate greater than or equal to 50 CFM (23.6 L/s) per 1,000 square feet (93 m2) of ceiling. The air shall be supplied from ductwork providing supply air to the occupiable space when the conditioning system is operating. Alternatively, the air shall be supplied by a supply fan when the conditioning system is operating.
 - Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5 INSULATION for CONDENSATION CONTROL

CLIMATE ZONE	MINIMUM RIGID BOARD on AIR-IMPERMEABLE INSULATION R-VALUE ^{a,b}
2B and 3B tile roof only	0 (none required)
1, 2A, 2B, 3A, 3B, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35

- a. Contributes to but does not supersede the requirements in Section N1102.
- b. Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

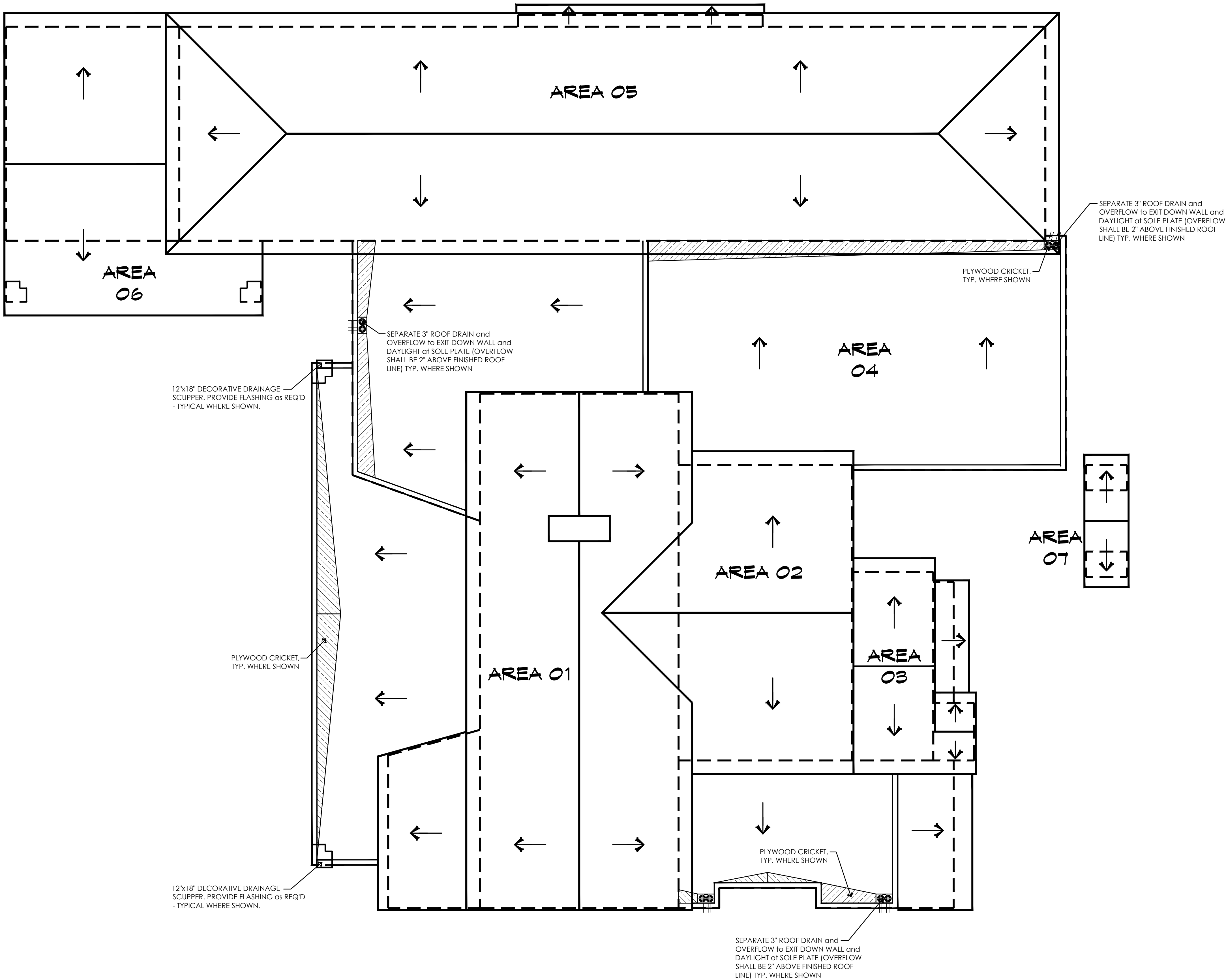
NOTE:
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TRUSS NOTES:

- ALL TRUSSES SHALL BE DESIGNED BY a STATE REGISTERED CIVIL ENGINEER as REQ'D.
- ALL TRUSSES SHALL BE 24" O.C. MAX.
- FIELD VERIFY ALL TRUSS SPANS PRIOR to ORDERING and FABRICATION.

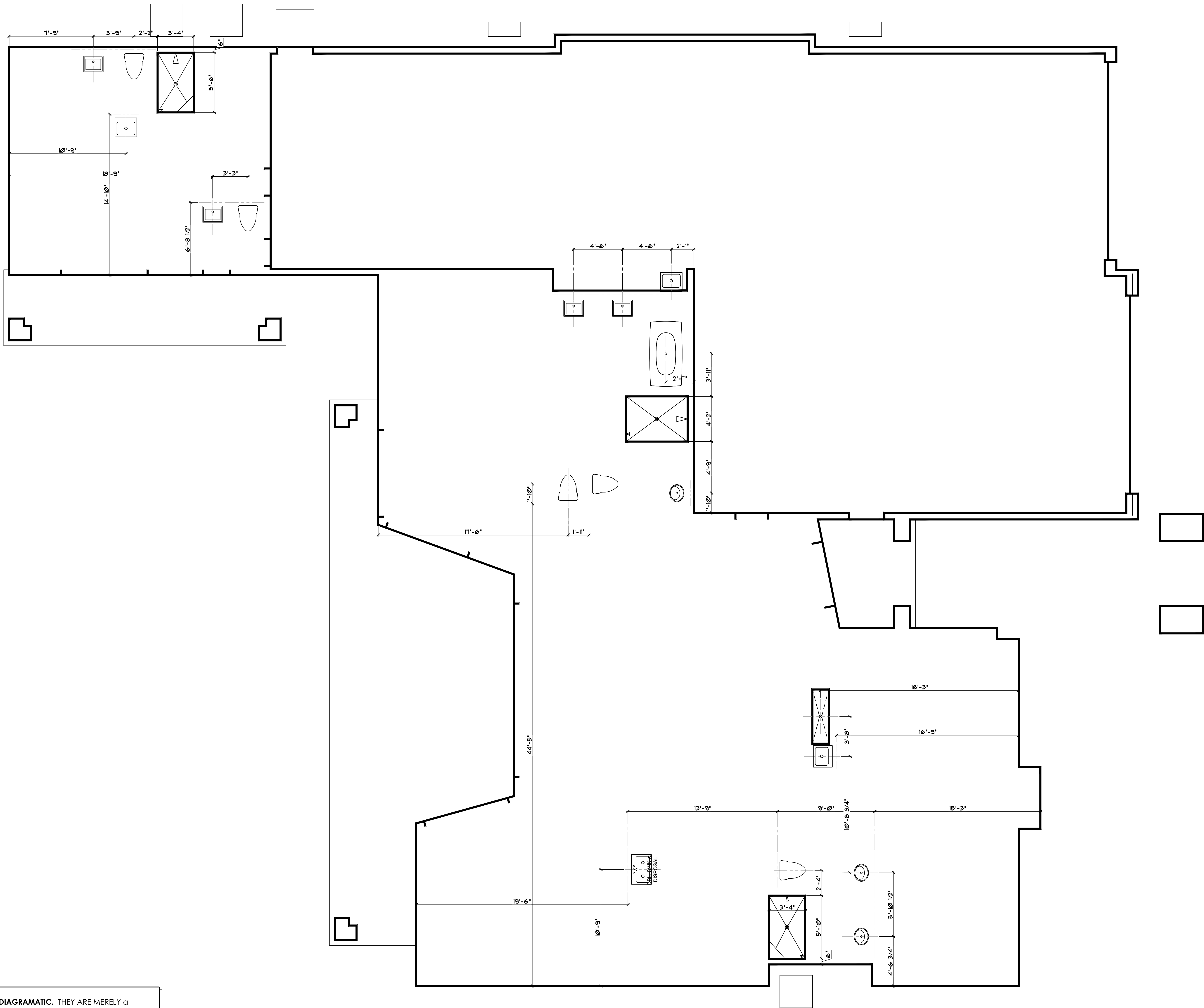
NOTE:
SHADED AREAS REPRESENT ATTIC SPACES w/
FULL INSULATION as ALLOWED per IRC R806.5.



ROOF DRAINAGE PLAN
SCALE: 3/16" = 1'-0"

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM w/ 2024 INTERNATIONAL RESIDENTIAL CODE and ALL CURRENT GOVERNING CODES.

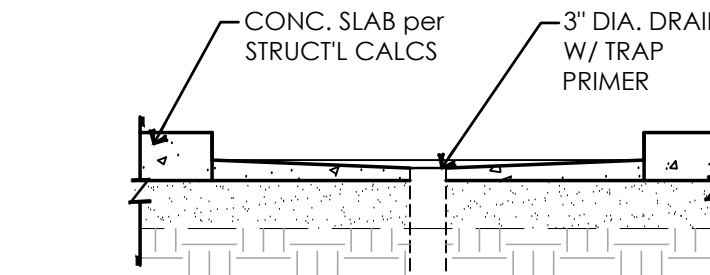
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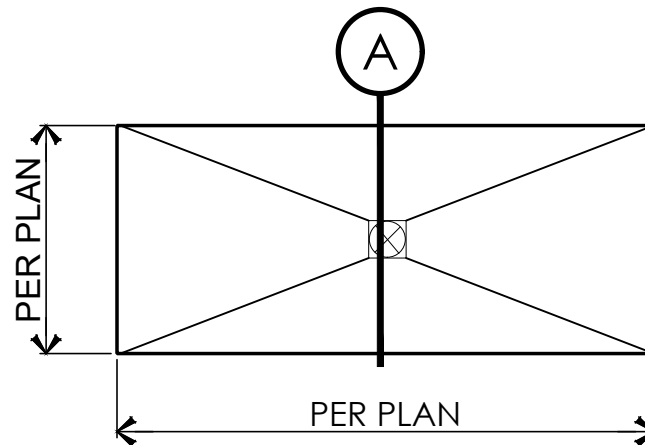
PLUMBING FIXTURE LOCATION PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ARCHITECTURAL PLANS SHALL CONFORM
w/ 2024 INTERNATIONAL RESIDENTIAL CODE
and ALL CURRENT GOVERNING CODES.

1 DEPRESSED SHOWER DETAIL
NOT TO SCALE



A SECTION



2 WASHER/DRYER DRAIN TRENCH
NOT TO SCALE

PROJECT:

AVIENDA DEL SOL MODEL
3041 Avenida Del Sol - Tract 2374 Lot 18
Lake Havasu City, AZ

CONTRACTOR:

ADVANCED
CONSTRUCTION CO., INC.
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• THE CONTRACTOR, ON THE JOB, SHALL CHECK ALL DIMENSIONS, STRUCTURAL LUMBER SIZES AND OTHER DETAILS AND BE RESPONSIBLE FOR SAME.

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SCALE: 1/4" = 1'-0"
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DRAWN: S.L.Z. / S.L.Z.
CHECKED: S.L.Z.
DATE: 22 JUNE 2026
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BASIS OF DESIGN

1. GOVERNING BUILDING CODE	2024 IBC
2. GRAVITY DESIGN:	
ROOF DEAD LOAD (TILE).....	25 PSF
ROOF DEAD LOAD (SHINGLES, METAL, MEMBRANE).....	20 PSF
FLOOR DEAD LOAD.....	15 PSF
FLOOR LIVE LOAD.....	40 PSF
ROOF LIVE LOAD.....	20 PSF
3. SEISMIC DESIGN:	
LATERAL SYSTEM	SHEAR WALL
DESIGN CATEGORY	D
I = 0.25 S _w =0.11 S _a =0.27 S _u =0.2 R=6.5	1.0
SITE CLASS (DEFAULT).....	D
RISK CATEGORY	II
4. WIND DESIGN:	
BASIC WIND SPEED.....	99 MPH
EXPOSURE.....	C
5. SOILS:	
SOIL BEARING PRESSURE (ASSUMED PER 2024 IBC 1806.2).....	1500 PSF

GENERAL

1. THE GENERAL CONTRACTOR SHALL:
- A. BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS AND ENSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS PERTAINING TO THEIR AREA OF WORK. NO DEVIATIONS WILL BE ALLOWED UNLESS AGREED UPON BY ALL PARTIES IN WRITING PRIOR TO CONSTRUCTION OR FABRICATION.
- B. VERIFY ALL DIMENSIONS AND ELEVATIONS. COORDINATE ALL DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINAGE DEPRESSIONS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC.
- C. FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS.
- D. COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES AND SUBCONTRACTORS. REPORT ANY MODIFICATIONS TO THE STRUCTURAL PORTION OF THE BUILDING BY OTHER TRADES TO THE ARCHITECT AND STRUCTURAL ENGINEER.
- E. BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
2. CONTRACT DOCUMENTS:
- A. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- B. DETAILS, SECTIONS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OR SHOWN OTHERWISE.
- C. THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER SHOP DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- D. INFORMATION ON DRAWINGS INDICATING EXISTING CONDITIONS IS BASED ON BEST PRESENT KNOWLEDGE, BUT MAY NOT BE ENTIRELY ACCURATE AND MUST BE FIELD VERIFIED.
3. BUILDING CODE COMPLIANCE:
- A. INSPECTION, TESTING, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND STANDARDS. ASTM AND IRC DESIGNATIONS SHALL BE AS AMENDED TO LATEST DATE UNLESS NOTED OTHERWISE.
4. COORDINATION:
- A. COORDINATE AND VERIFY ROOF, FLOOR, AND WALL OPENINGS REQUIRED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR OTHER DRAWINGS PRIOR TO CONSTRUCTION. REPORT OPENINGS REQUIRED WHICH ARE NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.
- B. COORDINATE ANY CONSTRUCTION SITUATION NOT COVERED BY THESE PLANS, GENERAL NOTES, OR SPECIFICATIONS WITH THE ARCHITECT AND STRUCTURAL ENGINEER.
5. CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:
- A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS, AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. HE SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES D. PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION. THIS SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS.
- B. SHORING AND SUPPORTING FORM WORK FOR SUSPENDED CONCRETE OR MASONRY MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL THE STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY ADDITIONAL CONSTRUCTION, STORAGE, AND/OR OTHER LOADS TO WHICH THEY ARE SUBJECTED. IN NO CASE SHALL THEY BE REMOVED PRIOR TO 7 DAYS. RE-SHORING SHALL BE IMMEDIATELY INSTALLED UPON REMOVAL OF SUCH FORMS AND SHALL REMAIN IN PLACE UNTIL 28 DAYS AFTER PLACING OF MATERIAL, OR UNTIL MATERIAL HAS REACHED ITS 28 DAY DESIGN STRENGTH, WHICHEVER IS LONGER. DO NOT REMOVE LARGE AREAS OF SHORING BEFORE STATING RE-SHORING PROCEDURES.
- C. NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURES ABOVE AND/OR BELOW.
- D. BUILDING WALLS WHICH RETAIN EARTH MUST BE BRACED AT THE TOP. DO NOT BACKFILL UNLESS BRACING IS PROVIDED OR UNTIL THE COMPLETE FLOOR OR ROOF SYSTEM IS IN PLACE, TYPICAL, UNLESS NOTED OTHERWISE.
6. OMISSIONS AND/OR CONTACTS:
- A. OMISSIONS IN AND/OR CONTACTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER AND SHALL BE RESOLVED BY THE SAME BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- B. IN CASE OF CONFLICTS IN THE STRUCTURAL WORK, THE MOST STRINGENT REQUIREMENTS, AS DIRECTED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.
7. MISCELLANEOUS:
- A. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN.
- B. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS REQUESTS FOR SUBSTITUTIONS SHALL BE INCLUDED IN THE REQUESTS. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE ARCHITECT AND STRUCTURAL ENGINEER.
8. SUBMITTALS:
- A. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION, ERECTION, INSTALLATION, OR OTHERWISE BEING INCORPORATED INTO THE WORK.
- REINFORCING STEEL SHOP DRAWINGS.
- STRUCTURAL STEEL SHOP DRAWINGS.
- ENGINEERED TRUSS DRAWINGS.
- * THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF CALIFORNIA OF THE ENGINEER OF RECORD.
- B. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR THE REVIEW OF ALL SUBMITTALS BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- C. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING. REASONS FOR THE REQUEST AND COST DIFFERENTIALS SHALL BE INCLUDED IN THE REQUESTS. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE ARCHITECT AND STRUCTURAL ENGINEER.

SITE PREPARATION

1. REQUIREMENTS
- A. DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNDOCUMENTED FILL, DEBRIS, FROZEN SOIL, OR IN FLOODED WATER.
- B. ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOPSOIL, ORGANIC SOILS, UNDOCUMENTED FILL, DISTURBED NATIVE SOILS, AND OTHER DELETERIOUS MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS.

CONCRETE

1. CODES AND STANDARDS:									
A. CONCRETE WORK SHALL COMPLY WITH THE AMERICAN CONCRETE INSTITUTE (ACI) EDITIONS OF:									
I. ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".									
II. ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".									
III. ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK".									
2. MATERIALS:									
A. CEMENT SHALL CONFORM TO ASTM C150, TYPE II, PORTLAND CEMENT.									
B. HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. LIGHTWEIGHT AGGREGATES SHALL CONFORM TO ASTM C330.									
C. WATER SHALL BE POTABLE.									
D. AIR ENTRAINMENT SHALL CONFORM TO ASTM C260.									
E. FLY ASH SHALL CONFORM TO ASTM C618.									
F. CALCIUM CHLORIDE SHALL NOT BE USED.									
3. MIX DESIGN:									
A. ONLY ONE TYPE OF CONCRETE SHALL BE PLACED AT THE SITE AT ANY GIVEN TIME.									
B. A MIX DESIGN THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH PROPER PLACEMENT SHALL BE USED, 4" MAXIMUM.									
C. CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING:									
TYPE OF CONCRETE MEMBER	MINIMUM STRENGTH AT 28 DAYS (PSI)	MAX. W/C (RATIO)	DRY WEIGHT (PCY)	MAX AGGREGATE SIZE (INCHES)	AIR ENTRAINMENT (%)	MIN. CEMENT PER YARD (LBS)			
FOOTINGS:	2500	0.50	145	0'-0" 3/4"	3 ±-1	517			
FOUNDATION WALLS:	2500	0.45	145	0'-0" 3/4"	3 ±-1	564			
SLAB ON GRADE:									
INTERIOR	2500	0.45	145	0'-0" 3/4"	3 ±-1	564			
EXTERIOR	2500	0.45	145	0'-0" 3/4"	6 ±-1	564			
SLAB ON DECK:									
LIT, WT.*	2500	0.53	110	0'-0" 3/4"	6 ±-1	564			
COLUMNS:	2500	0.45	145	0'-0" 3/4"	3 ±-1	564			
BEAMS:	2500	0.45	145	0'-0" 3/4"	3 ±-1	564			

* LT. WT. CONCRETE SHALL HAVE A MIN. SPLITTING TENSILE STRENGTH OF 450 PSI.

- D. LIMIT FLY ASH TO 15% OF THE TOTAL CEMENTITIOUS MATERIAL.
- E. FEA GRAVEL AGGREGATE AND/OR PLASTICIZER MAY BE USED IN CONGESTED AREAS WHEN REQUIRED TO PROPERLY FILL ALL Voids AND/OR FOR WORKABILITY. (CONTRACTOR'S OPTION).
4. CONSTRUCTION:
- A. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
- B. PRIOR TO PLACING CONCRETE, CHECK WITH ALL TRADES TO ENSURE PROPER PLACEMENT OF OPENINGS, BLACK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ETC. ANCHORS, BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
- C. CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION JOINTS SHALL BE INTERNATIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
- D. OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2-#5 BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE BEAM. BARS IN THE OTHER DIRECTION SHALL RUN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2-#5 x 4'-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
- E. NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.
5. FOOTINGS:
- A. FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE SITE PREPARATION NOTES.
- B. FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
- C. EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST.
- D. PROVIDE 2x4 BIRYZED KEY WAYS IN ALL CONTINUOUS WALL FOOTINGS.
- E. STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.
- F. REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/OR INTERSECTIONS IF PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.
- G. NO PENETRATIONS SHALL BE ALLOWED THROUGH ANY CONCRETE FOOTING. WHEN CONTACTS ARE BEHIND UNDERGROUND PLUMBING, UTILITIES, ETC., THE FOOTING SHALL BE STEPPED DOWN BELOW THE CONTACT AND A REINFORCING BARS BUTT TO IT, DEFORMED BAR ANCHORS OR REINFORCING BARS WITH THE SAME SIZE AND SPACING AS THE ADJACENT REINFORCING. 48 BAR DIAMETERS LONG, SHALL BE WELDED TO THE STRUCTURAL STEEL. THE MANUFACTURER'S WELDING PROCEDURES SHALL BE ADHERED TO.
- H. REINFORCE SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACKFILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN.).
6. SLABS ON GRADE:
- A. INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, SHALL BEAR ON A 4 INCH MINIMUM LAYER OF PREP-BRACING GRAVEL, AND SHALL BE REINFORCED WITH #4 BARS AT 24" O.C. BOTH WAYS, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE CHAIRS WITH SAND PLATES FOR PROPER PLACEMENT.
- B. LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 120 FEET IN LENGTH NOR 30 FEET IN WIDTH, WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONTRACTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHOSE SIDES SHALL NOT EXCEED 15 FEET IN EITHER DIRECTION.
- C. SEE ARCHITECTURAL FOR EXTERIOR SLABS ON GRADE, TYPICAL, UNLESS NOTED OTHERWISE.

MASONRY VENEER ANCHOR TIES

1. PRODUCTS:
- A. MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING:
- I. DOVETAIL ANCHORS.
- II. DX-10 SEISMIC CLIP INTERLOCK SYSTEM BY HOGMANN & BARNARD.
- III. ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO PIECE ADJUSTABLE HOT-DIPPED GALVANIZED TIES.
2. INSTALLATION:
- A. MAXIMUM SPACING SHALL BE 16" O.C. HORIZONTAL AND VERTICAL.
- B. PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #9 WIRE IN CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #9 WIRE WITH ALL ANCHOR TIES.
- C. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE PROVIDED AS PER THE ARCHITECTURAL DRAWINGS, AND SHALL BE SPACED AT A MAXIMUM OF 16'-0" O.C. FOR MASONRY BLOCK VENEER.

REINFORCING STEEL

1. CODES AND STANDARDS:
- A. REINFORCING STEEL SHALL COMPLY WITH:
- I. AMERICAN CONCRETE INSTITUTE BUILDING CODE & COMMENTARY ACI 318.
- II. AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315 (OR SP-66).
2. MATERIALS:
- A. REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS AND SHALL CONFORM TO ASTM A615, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI, EXCEPT AS NOTED BELOW.
- I. DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION SHALL BE ASTM A615, GRADE 40 OR ASTM A706, GRADE 60, "LOW ALLOY STEEL".
- II. REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60, "LOW-ALLOY STEEL".
- B. MASONRY JOINT REINFORCING SHALL BE MANUFACTURED FROM WIRE WHICH CONFORMS TO ASTM A82.

3. CONSTRUCTION:
- A. REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED PER ACI 315.
- B. REINFORCING STEEL SHALL BE FREE OF LOOSE, PLASTY RUST, SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- C. REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS, SLABS, FOOTINGS, ETC.
- D. SPLICES IN CONTINUOUS REINFORCING SHALL BE MADE IN AREAS OF COMPRESSION AND/OR AT POINTS OF MINIMUM STRESS, TYPICAL UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE 40 BAR DIAMETERS LONG IN CONCRETE AND 48 BAR DIAMETERS LONG IN MASONRY. MINIMUM LAP SHALL BE 24 INCHES LONG. DOWELS SHALL HAVE A MINIMUM OF 30 BAR DIAMETERS EMBEDMENT. TENSION SPLICES SHALL BE USED IN CONCRETE WHEN SPECIFICALLY NOTED, USE A CLASS 8 SPLICE. SPLICES IN TOP BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT MID SPAN. SPLICES IN BOTTOM BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT SUPPORTS.
- E. BENDS SHALL BE MADE COLD. DO NOT USE HEAT. BENDS SHALL BE DONE IN THE FABRICATOR'S SHOP UNLESS SPECIFICALLY NOTED FOR THE FIELD. DO NOT IN-BEND OR RE-BEND A PREVIOUSLY BENT BAR.
- F. REINFORCING STEEL IN CONCRETE SHALL BE SECURELY ANCHORED AND TIED IN PLACE PRIOR TO PLACING CONCRETE AND SHALL BE POSITIONED WITH THE FOLLOWING MINIMUM CONCRETE COVER:
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
- CONCRETE EXPOSED TO EARTH OR WEATHER..... 2"
- #6 AND LARGER..... 2"
- #5 AND SMALLER..... 1 1/2"
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
- SLABS AND WALLS, #11 AND SMALLER..... 3/4"
- BEAMS AND COLUMNS, MAIN REINFORCING OR TIES..... 1 1/2"
- SLABS ON GRADE..... CENTER OF SLAB
- C. REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS OR TEN FEET.
- H. NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE BRONZE ELECTRODES AND ASTM A706 REINFORCING, COMPLY WITH AWS REQUIREMENTS.
- I. EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPICE LENGTHS AS REQUIRED BY THE IRC AND/OR FOR WORKABILITY.
4. CONSTRUCTION:
- A. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
- B. PRIOR TO PLACING CONCRETE, CHECK WITH ALL TRADES TO ENSURE PROPER PLACEMENT OF OPENINGS, BLACK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ETC. ANCHORS, BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
- C. CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION JOINTS SHALL BE INTERNATIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
- D. OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2-#5 BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE BEAM. BARS IN THE OTHER DIRECTION SHALL RUN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2-#5 x 4'-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
- E. NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.
5. FOOTINGS:
- A. FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE SITE PREPARATION NOTES.
- B. FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
- C. EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST.
- D. PROVIDE 2x4 BIRYZED KEY WAYS IN ALL CONTINUOUS WALL FOOTINGS.
- E. STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.
- F. REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/OR INTERSECTIONS IF PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.
- G. NO PENETRATIONS SHALL BE ALLOWED THROUGH ANY CONCRETE FOOTING. WHEN CONTACTS ARE BEHIND UNDERGROUND PLUMBING, UTILITIES, ETC., THE FOOTING SHALL BE STEPPED DOWN BELOW THE CONTACT AND A REINFORCING BARS BUTT TO IT, DEFORMED BAR ANCHORS OR REINFORCING BARS WITH THE SAME SIZE AND SPACING AS THE ADJACENT REINFORCING. 48 BAR DIAMETERS LONG, SHALL BE WELDED TO THE STRUCTURAL STEEL. THE MANUFACTURER'S WELDING PROCEDURES SHALL BE ADHERED TO.
- H. REINFORCE SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACKFILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN.).
6. SLABS ON GRADE:
- A. INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, SHALL BEAR ON A 4 INCH MINIMUM LAYER OF PREP-BRACING GRAVEL, AND SHALL BE REINFORCED WITH #4 BARS AT 24" O.C. BOTH WAYS, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE CHAIRS WITH SAND PLATES FOR PROPER PLACEMENT.
- B. LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 120 FEET IN LENGTH NOR 30 FEET IN WIDTH, WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONTRACTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHOSE SIDES SHALL NOT EXCEED 15 FEET IN EITHER DIRECTION.
- C. SEE ARCHITECTURAL FOR EXTERIOR SLABS ON GRADE, TYPICAL, UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

1. CODES AND STANDARDS:
- A. STRUCTURAL STEEL WORK SHALL COMPLY WITH:
- I. THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", WITH "COMMENTARY".
- II. AISC "CODE OF STANDARD PRACTICE" EXCLUDING SECTIONS 1.3.3 (NOT SENTENCES) 4.2, 7.2.4, AND 7.11.6.
- III. AMERICAN WELDING SOCIETY (AWS) "STRUCTURAL WELDING CODE", EXCLUDING ITEMS CONFLICTING WITH AISC REQUIREMENTS.
2. MATERIALS:
- A. STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A572 GRADE 50 ENHANCED STEEL. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A58.
- B. STRUCTURAL TUBE STEEL SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH Fy=46 KSI.
- C. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, WITH A MINIMUM YIELD STRENGTH Fy=36 KSI.
- D. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325.
- E. ALL OTHER BOLTS SHALL CONFORM TO ASTM A307 OR BETTER.
- F. WELDED ANCHOR STUDS AND DEFORMED BAR ANCHORS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
3. CONSTRUCTION:
- A. FABRICATION SHALL BE DONE IN AN APPROVED FABRICATOR'S SHOP.
- B. CAMBER IN BEAMS SHALL BE AS INDICATED ON PLANS.
- C. PROVIDE A SHOP COAT OF PAINT ON ALL STEEL ITEMS, EXCEPT AT AREAS OF WELDING AND/OR BOLTING.
- D. USE HIGH STRENGTH (8000 PSI MINIMUM AT 28 DAYS), NON-SHRINK, LIQUID EPOXY GROUT BENEATH ALL STEEL BASE PLATES AND BEARING PLATES. MIX GROUT WITH SAND OR FEA GRAVEL AS RECOMMENDED BY THE MANUFACTURER. PLACE GROUT AS SOON AS STEEL MEMBER HAS BEEN PROPERLY POSITIONED AND ALIGNED.
- E. WHERE STRUCTURAL STEEL WELD FLANGE, PIPE, OR TUBE THE FIRST AND SECOND CORNERS OF ALL JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/8". EXCESSIVE TIGHT OR LOOSE CHORD JOINTS AT SPICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
- F. EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE BEING SPICED.
- G. PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
- H. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.
5. WELDED CONNECTIONS:
- A. WELDED CONNECTIONS SHALL BE MADE USING LOW HYDROGEN MATCHING FILLER MATERIAL ELECTRODES, UNLESS NOTED OTHERWISE.
- B. WELDERS SHALL BE CURRENTLY CERTIFIED ACCORDING TO AWS WITHIN THE LAST 12 MONTHS. ALL WELDING PROCEDURES SHALL BE PRE-QUALIFIED. WELDERS SHALL FOLLOW WELDING PROCEDURES.
- C. WELDING AND GAS CUTTING SHALL BE DONE PER AWS.
- D. WELDS SHALL HAVE THE SLAG REMOVED.

GENERAL FRAMING NOTES

1. ALL JOISTS, RAFTERS, POSTS AND HEADERS SHALL BE DOUGLAS FIR LARCH NO.2 OR EQUAL U.N.O. IF TIPS OR EQUAL ARE USED, THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BEDDING: 6" O.C. FOR FLOOR JOISTS.
2. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MIN.
3. ALL WOOD/LUMBER PLACED UPON CONCRETE SHALL BE PRESSURE TREATED OR REDWOOD.
4. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER, CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.
5. CONSTRUCTION:
- A. ALL COMMONS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
- B. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 3/8" THICK EXP 1 SHEATHING OR EQUAL WITH 8d NAILS @ 6" O.C. EDGES AND @ 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED.
7. ALL FLOOR SHEATHING TO BE 1" THICK T&G SHEATHING GLOUED AND NAILED WITH 10d COMMON NAILS OR EQUAL @ 6" O.C. EDGES AND @ 10" O.C. IN THE FIELD.

- F. GROUT SHALL BE POURED IN ACCORDANCE WITH LOW LIFT PROCEDURES PER THE IRC, UNLESS NOTED OTHERWISE.
- G. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACING AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED BUT BEFORE WORKABILITY IS LOST.
- H. ALL CELLS WHICH CONTAIN REINFORCING, BOLTS, ANCHORS, ETC. AND AS OTHERWISE SPECIFIED SHALL BE GROUTED SOLID. ALL CELLS WHICH ARE TO BE GROUTED SHALL BE CLEAN AND FREE FROM DELETERIOUS MATERIALS.
- I. GROUT SOLID AROUND ALL JOIST AND BEAM ENDS, TYPICAL UNLESS NOTED OTHERWISE.
- J. HOLES FOR BOLTS IN MASONRY WALL OR END SHELLS SHALL HAVE A DIAMETER TWO INCHES LARGER THAN THE BOLT DIAMETER AND THE HOLE SHALL BE FILLED WITH GROUT.
- K. NO PENETRATION SHALL BE ALLOWED THROUGH ANY MASONRY BEAM, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE REROUTED AS REQUIRED AT THESE LOCATIONS.
- L. PRIOR TO PLACING MASONRY, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENINGS, BLOCK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ETC.
4. WALLS:
- A. MASONRY WALLS SHALL BE CONSTRUCTED UTILIZING COMMON RUNNING BOND, TYPICAL UNLESS NOTED OTHERWISE.
- B. MASONRY WALLS SHALL BE BUILT AS AN INTEGRAL UNIT AT CORNERS AND INTERSECTIONS. REINFORCING SHALL BE CONTINUOUS AND BACK TO BACK END SHELLS SHALL BE REMOVED.
- C. MASONRY WALLS SHALL BE REINFORCED AS FOLLOWS, UNLESS NOTED OTHERWISE.
- | WALL THICKNESS | VERTICAL REINFORCING | HORIZONTAL REINFORCING |
|----------------|----------------------|------------------------|
| 6" | 1-#4 @ 32" O.C. | 1-#4 @ 48" O.C. |
| 8" | 1-#5 @ 32" O.C. | 2-#3 @ 48" O.C. |
| 10" | 1-#5 @ 32" O.C. | 2-#4 @ 48" O.C. |
| 12" | 1-#6 @ 32" O.C. | 2-#4 @ 48" O.C. |
- PROVIDE LADDER-TYPE JOINT REINFORCING CONSISTING OF 2-#9 WIRES (3-#9 WIRES AT VENEER) AT 16" O.C. HORIZONTALLY IN ALL MASONRY WALLS. SEE PLANS, SCHEDULES, AND DETAILS FOR OTHER REINFORCING REQUIREMENTS.
- D. PLACE VERTICAL REINFORCING IN THE CENTER OF THE WALL UNLESS EACH FACE IS SPECIFIED OR UNLESS NOTED OTHERWISE.
- E. VERTICAL REINFORCING SHALL BE DOWELED TO CONCRETE FOOTING OR FOUNDATION WALL BELOW AND TO STRUCTURE ABOVE WITH THE SAME SIZE BAR AND SPACING, TYPICAL, UNLESS NOTED OTHERWISE.
- F. PROVIDE VERTICAL REINFORCING IN GROUTED CELL AT ALL CORNERS AND INTERSECTIONS.
- G. PROVIDE CORNER BARS AT ALL INTERSECTIONS AND CORNERS. USE SAME SIZE BAR AND SPACING AS THE HORIZONTAL REINFORCING.
- H. HORIZONTAL REINFORCING SHALL TERMINATE AT THE ENDS OF WALLS AND AT OPENINGS WITH A STANDARD HOOK.
- I. HORIZONTAL REINFORCING SHALL OCCUR AT THE TOP AND BOTTOM CORNERS OF ALL MASONRY WALLS EXCEPT THE BOTTOM COURSE. HORIZONTAL REINFORCING MAY BE OMITTED WHEN THE WALL IS DOWELED TO A CONCRETE FOUNDATION WALL BELOW.
- J. OPENINGS IN WALLS WHICH EXCEED 24 INCHES IN EITHER DIRECTION SHALL BE REINFORCED WITH A MINIMUM OF 2-#5 BARS IN GROUTED SPACE ON ALL SIDES OF THE OPENING, TYPICAL, UNLESS NOTED OTHERWISE. VERTICAL BARS SHALL EXTEND THE FULL HEIGHT OF THE WALL BETWEEN SUPPORTS. HORIZONTAL BARS SHALL EXTEND A MINIMUM OF 24 INCHES BEYOND THE EDGES OF THE OPENING.

SPECIAL INSPECTION

1. SPECIAL INSPECTION SHALL BE REQUIRED FOR THE FOLLOWING ITEMS PER CHAPTER 17 OF THE IRC:
- A. INSTALLATION OF POST-INSTALLED CONCRETE ANCHORS PER MANUFACTURER'S SPECIFICATIONS.
- B. MASONRY CONSTRUCTION (TYPE A)
- C. FIELD WELDING OF STRUCTURAL STEEL.

MINIMUM NAILING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TONENAIL	(3) 8d
2. BRIDGING TO JOIST, TONENAIL EACH END	(2) 8d
3. 1"x6" (25mm x 152mm) SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	(2) 8d
4. WIDER 1"x6" (25mm x 152mm) SUB FLOOR TO EACH JOIST, FACE NAIL	(3) 8d
5. 2" (51mm) SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL, FACE NAIL	16d @ 16" (406mm) O.C.
7. SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d PER 16" (406mm)
8. TOP PLATE TO STUD, END NAIL	(2) 16d
9. STUD TO STUD, END NAIL	(4) 8d, TONENAIL OR (2) 16d, END NAIL
10. DOUBLE STUDS, FACE NAIL	16d @ 24" (610mm) O.C.
11. DOUBLE TOP PLATES, TYPICAL, FACE NAIL	16d @ 16" (406mm) O.C.
12. DOUBLE TOP PLATES, LAP SPICE	(8) 16d
13. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TONENAIL	(3) 8d
14. CONTINUOUS HEADER, TWO PIECES	8d @ 16" (152mm) O.C.
15. CEILING JOIST TO PLATE, TONENAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TONENAIL	(4) 8d
17. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
19. RAFTERS TO PLATE, TONENAIL	(3) 16d
20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
21. 1"x8" (25mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d
22. WIDER THAN 1"x8" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d @ 24" (610mm) O.C.
24. BUILT-UP GIRDER AND BEAMS	20d @ 32" (813mm) O.C. AT TOP & BOTTOM & STAGGERED, (2) 20d AT ENDS & AT EACH SPLICE
25. 2" (51mm) PLANKS	(2) 16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: 2 SURFLOOR AND WALL SHEATHING (TO FRAMING):	
1/2" (12.7mm) AND LESS	6d 3
19/32" - 3/4" (15mm-19mm)	8d 3 OR 6d 5
7/8" - 1" (22mm-25mm)	8d 3
1 1/8" - 1 1/4" (28mm-32mm)	10d 4 OR 8d 5
COMBINATION SURFLOOR-UNDERLAYMENT (TO FRAMING):	
3/4" (19mm) AND LESS	6d 5
7/8" - 1" (22mm-25mm)	8d 5
1 1/8" - 1 1/4" (28mm-32mm)	10d 4 OR 8d 5
27. PANEL SIDING (TO FRAMING): 2	
1/2" (12.7mm) OR LESS	6d 5
5/8" (16mm)	8d 5
28. FIBERBOARD SHEATHING: 7	
1/2" (12.7mm)	No. 11 GA 6d No. 16 GA 9
25/32" (20mm)	No. 11 GA 6d No. 16 GA 9
29. INTERIOR PANELING	
1/4" (6.4mm)	4d 10
3/8" (9.5mm)	6d 11

1. COMMON



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PROJECT:

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Lake Havasu City, AZ

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◆ STRUCTURAL
◆ NOTES & SCHEDULES

REVISIONS:

△	
△	
△	

SCALE: NTS	JOB #: 2026-2276
DRAWN: MBL	CHECKED: EBM
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FOOTING SCHEDULE

DESIG.	LENGTH	WIDTH	DEPTH	LENGTHWISE REINFORCEMENT				CROSSWISE REINFORCEMENT				CAPACITY	NOTE
				QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING		
FT1A	CONT.	12"	20"	2	#4	CONT.	EQ.	-	-	-	-	1250 PLF	(1) TOP, (1) BOTTOM
FT1B	CONT.	12"	14"	2	#4	CONT.	EQ.	-	-	-	-	1288 PLF	(1) TOP, (1) BOTTOM
FT1C	CONT.	14"	20"	4	#4	CONT.	EQ.	-	-	-	-	1458 PLF	(2) TOP, (2) BOTTOM
FT1D	CONT.	12"	14"	4	#4	CONT.	EQ.	-	-	-	-	1325 PLF	(2) TOP, (2) BOTTOM
FT1E	CONT.	24"	12"	5	#5	CONT.	EQ.	-	-	-	-	-	(4) TOP, (4) BOTTOM
FT2	CONT.	12"	16"	2	#4	CONT.	EQ.	-	-	-	-	1300 PLF	(1) TOP, (1) BOTTOM
FT3	24"	24"	12"	3	#4	16"	EQ.	3	#4	16"	EQ.	5400 LBS	
FT4	30"	30"	12"	4	#4	24"	EQ.	4	#4	24"	EQ.	8438 LBS	
FT5	36"	36"	12"	4	#4	30"	EQ.	4	#4	30"	EQ.	12150 LBS	
FT6	42"	42"	12"	5	#4	36"	EQ.	5	#4	36"	EQ.	16538 LBS	
FT7	48"	48"	12"	6	#4	42"	EQ.	6	#4	42"	EQ.	21600 LBS	
FT8	54"	54"	12"	6	#4	48"	EQ.	6	#4	48"	EQ.	27338 LBS	
FT9	60"	42"	12"	5	#4	54"	EQ.	7	#4	36"	EQ.	23625 LBS	

NOTES: 1. FILL 500 PSI (w/6.00 PSI) NO SPECIAL INSPECTION REQUIRED.
2. FOOTINGS SHALL BEAR ON SUITABLE UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.
3. ALL FOOTINGS SHALL BEAR A MINIMUM OF 12" BELOW GRADE OR BELOW THE FROST LINE OF THE LOCALITY, WHICHEVER IS DEEPER.

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SHEAR WALL SCHEDULE¹

DESIG.	MATERIAL	8" NAILS		1/2" X 6 GAGE STAPLES		1/2" ANCHOR BOLT		CAPACITY		NOTE
		EDGE	FIELD	EDGE	FIELD	SPACING	SPACING	WIND	SEISMIC	
1	3/4" OSB OR CDX PLYWOOD	6"	12"	3/4"	12"	32" O.C.		339	241	24.5
2	3/4" OSB OR CDX PLYWOOD	4"	12"	2"	12"	24" O.C.		495	350	24.5
PF	APA WOOD PORTAL FRAME - SEE DETAILS 21/S1.2 & 33/S2.3									
SW1	WSWH12x9 SIMPSON STRONG-WALL HIGH-STRENGTH WOOD SHEAR WALL - SEE DETAILS 16/S1.2, 20/S1.2, 27/S2.3, & 34/S2.3									
SW2	WSWH18x10 SIMPSON STRONG-WALL HIGH-STRENGTH WOOD SHEAR WALL - SEE DETAILS 7/S1.2, 16/S1.2, 27/S2.3, & 34/S2.3									

NOTES: 1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. SHEATH ABOVE AND BELOW OPENINGS IN PERFORATED SHEAR WALLS AS PER THE ADJACENT SHEAR WALL DESIGNATION ON EACH SIDE OF THE OPENING.
3. USE (2) KING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2X OR WIDER FRAMING WITH EDGE NAILING AT 6" O.C. ON EITHER SIDE. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3X OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (DOUBLE 2X FRAMING STITCH-NAILED WITH STAGGERED 16D NAILS WITH SPACING EQUAL TO THE SHEAR WALL EDGE NAILING IS AN ADEQUATE SUBSTITUTE FOR 3X FRAMING.)

SIMPSON WSWH NOTES

- STRONG WALL HIGH STRENGTH WOOD SHEAR WALLS SHALL BE INSTALLED AS PER SIMPSON SPECIFICATIONS.
- WSWH MAY BE FIELD TRIMMED TO A MINIMUM HEIGHT OF 74 1/2" (TRIM TOP OF WALL ONLY - DO NOT TRIM FROM SIDES OR BOTTOM).
- DRILLING HOLES IN WSWH IS NOT ALLOWED EXCEPT AS SPECIFICALLY ALLOWED BY THE MANUFACTURER (REFER TO SIMPSON SPECIFICATIONS).
- ANCHOR BOLT NUTS SHOULD BE FINGER TIGHT PLUS 1/2 TURN.
- TOP CONNECTION INSTALLS WITH A COMBINATION OF S0326500 HEAVY-DUTY CONNECTOR SCREWS & SWS16150 STRONG-WALL SCREWS.
- TAKE PRECAUTION WHEN INSTALLING CAST-IN-PLACE BOLTS AT CONCRETE FOUNDATION (NO RETROFIT OPTION IS AVAILABLE).
- CONTACT A LOCAL SIMPSON REPRESENTATIVE WITH QUESTIONS REGARDING THE INSTALLATION OF SIMPSON STRONG WALLS.

HOLDOWN SCHEDULE

SYMBOL	HOLDOWN/STRAP
●	LSTD08 HOLDOWN
—	SEE DETAIL 19/S1.2
◄	STHD14 HOLDOWN
—	SEE DETAIL 19/S1.2
■	STHD10 HOLDOWN
—	SEE DETAIL 19/S1.2
▽	HDUE3-SDS3 RETROFIT HOLDOWN w/ 3/4" DIA. A-36 THREADED ROD ANCHOR EMBEDDED 6" INTO FOOTING w/ ET-3G OR AT-3G EPOXY PER SIMPSON SPECIFICATIONS. SPECIAL INSPECTION REQUIRED. SEE DETAIL 17/S1.2

LEDGER SCHEDULE

DESIG.	LEDGER
L1	2x8 DF-L#2 w/ (2) SDWS22500DB WOOD SCREWS @ 16" O.C.
L2	2x6 DF-L#2 w/ (2) 16d @ 16" O.C.
L3	2x6 DF-L#2 w/ (2) WSDW22500DB WOOD SCREWS @ 24" O.C. INTO TRUSS HEELS

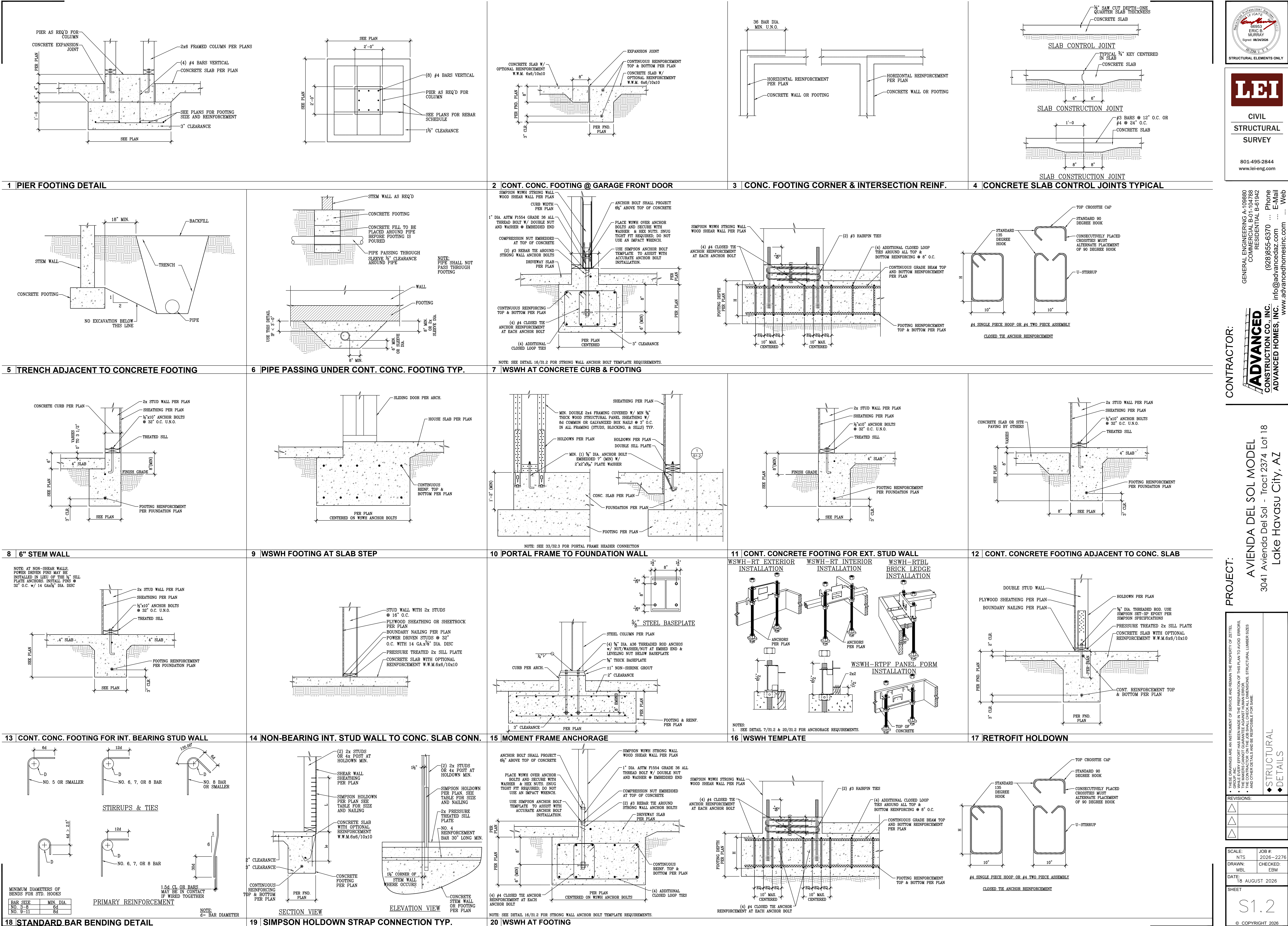
POST SCHEDULE

DESIG.	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4x4
P7	6x6
P8	W12x53 A992-50 STEEL

NOTES: 1. POSTS INDICATE NUMBER OF TRIMMER STUDS WHEN SPECIFIED AT HEADERS. ALL OTHER POST DESIGNATIONS REFER TO FULL HEIGHT KING STUDS U.N.O.
2. INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING U.N.O.
3. INSTALL (1) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 6" WIDE U.N.O.
4. INSTALL (2) KING STUDS EACH SIDE OF OPENINGS GREATER THAN 6" WIDE U.N.O.
5. 2X BUILT-UP POSTS SHALL BE THE SAME WIDTH OF THE WALL IN WHICH THEY ARE FRAMED U.N.O.
6. NAIL EACH PLY OF 2X BUILT-UP POSTS W/ 16D NAILS @ 6" O.C. STAGGERED U.N.O.
7. POSTS THAT ARE NOT FRAMED WITH A STUD WALL SHALL BE BRACED WITH BC OR AC POST CAP AND PB OR ABA POST BASE U.N.O.

FRAMING NOTES

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
- REFER TO SHEET S0.0 FOR THE GENERAL STRUCTURAL NOTES.
- ROOF SHEATHING SHALL BE APA RATED 7/8" OSB OR CDX PLYWOOD WITH 8d NAILS AT 6" O.C. EDGE, 12" O.C. FIELD.
- EXTERIOR STUD WALLS (INCLUDING GARAGE WALLS) SHALL BE 2x6 @ 16" O.C. U.N.O.
- USE (18) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
- INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
- HOLDOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM).
- OVERBUILD ROOF RAFTERS SHALL BE 2x6 DF-L#2 AT 24" O.C. U.N.O.
- ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS.
- ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.



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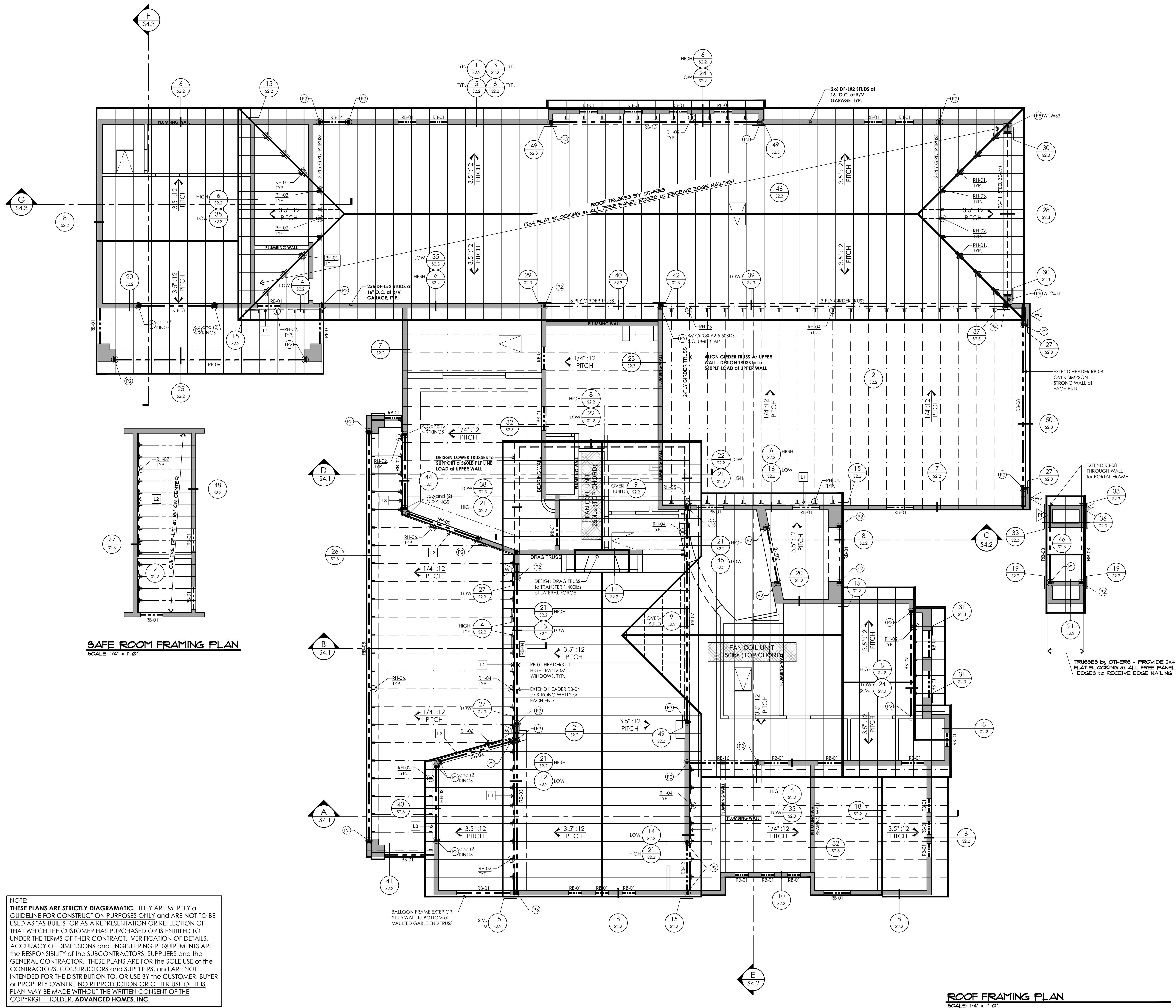
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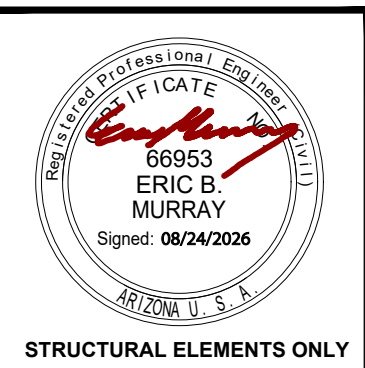
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NOTE:
• REFER to SHEET S0.1 for SCHEDULES and STRUCTURAL NOTES.
• REFER to SHEET S3.1 for SHEAR WALL LOCATIONS.

FRAMING LINE TYPE LEGEND

- ROOF TRUSS
ROOF TRUSS - TAPERED
CEILING JOISTS



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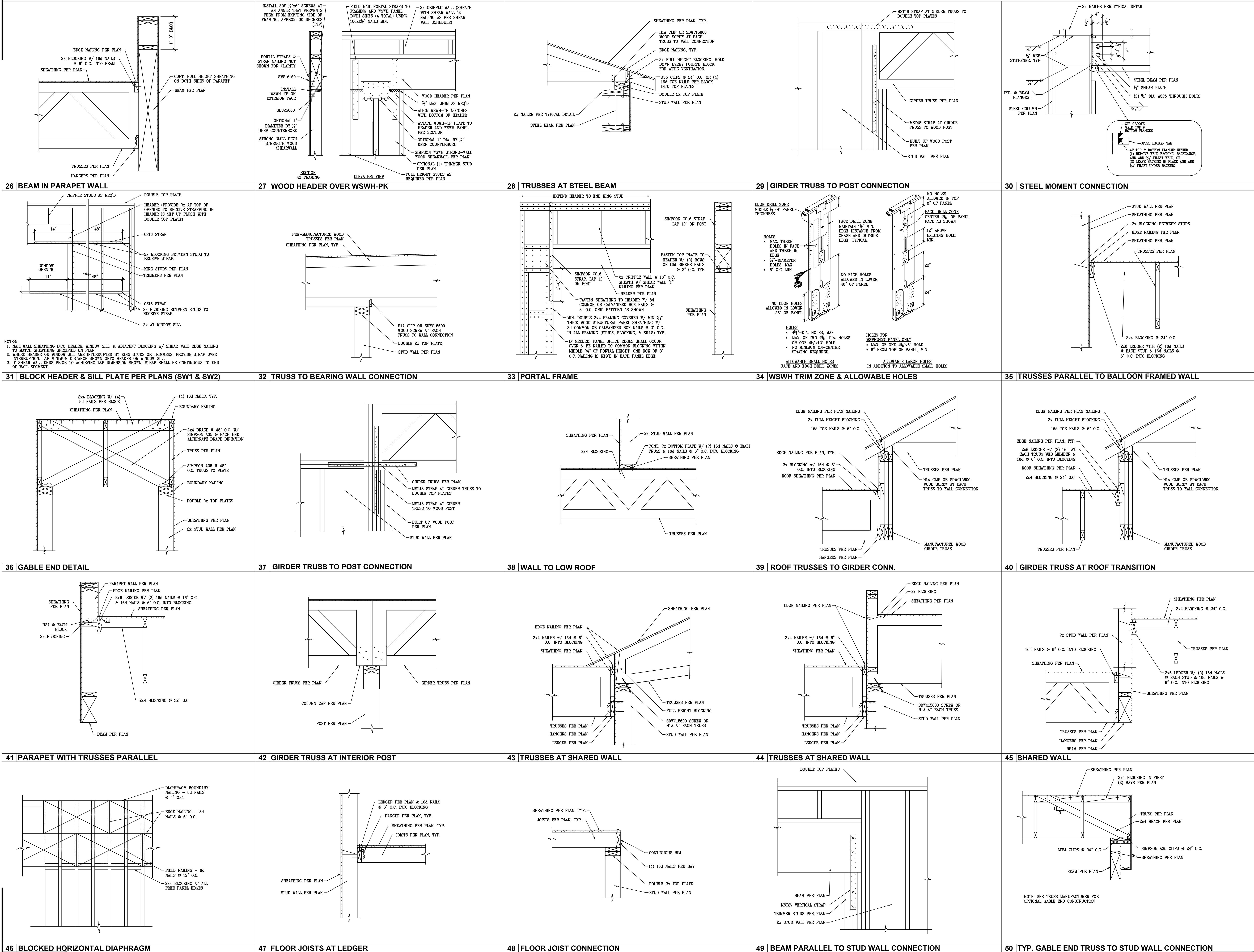
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NOTE:
Structural components designed according to the 2024 IBC, all other aspects of the plans shall conform w/ 2024 IRC and all current governing codes

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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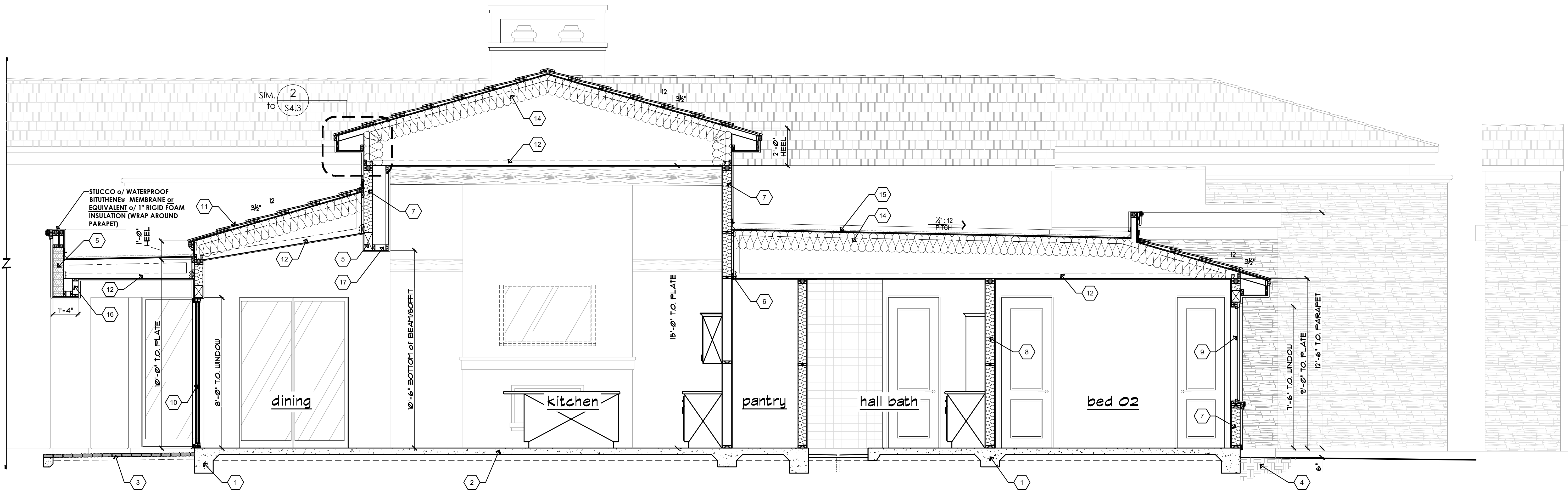
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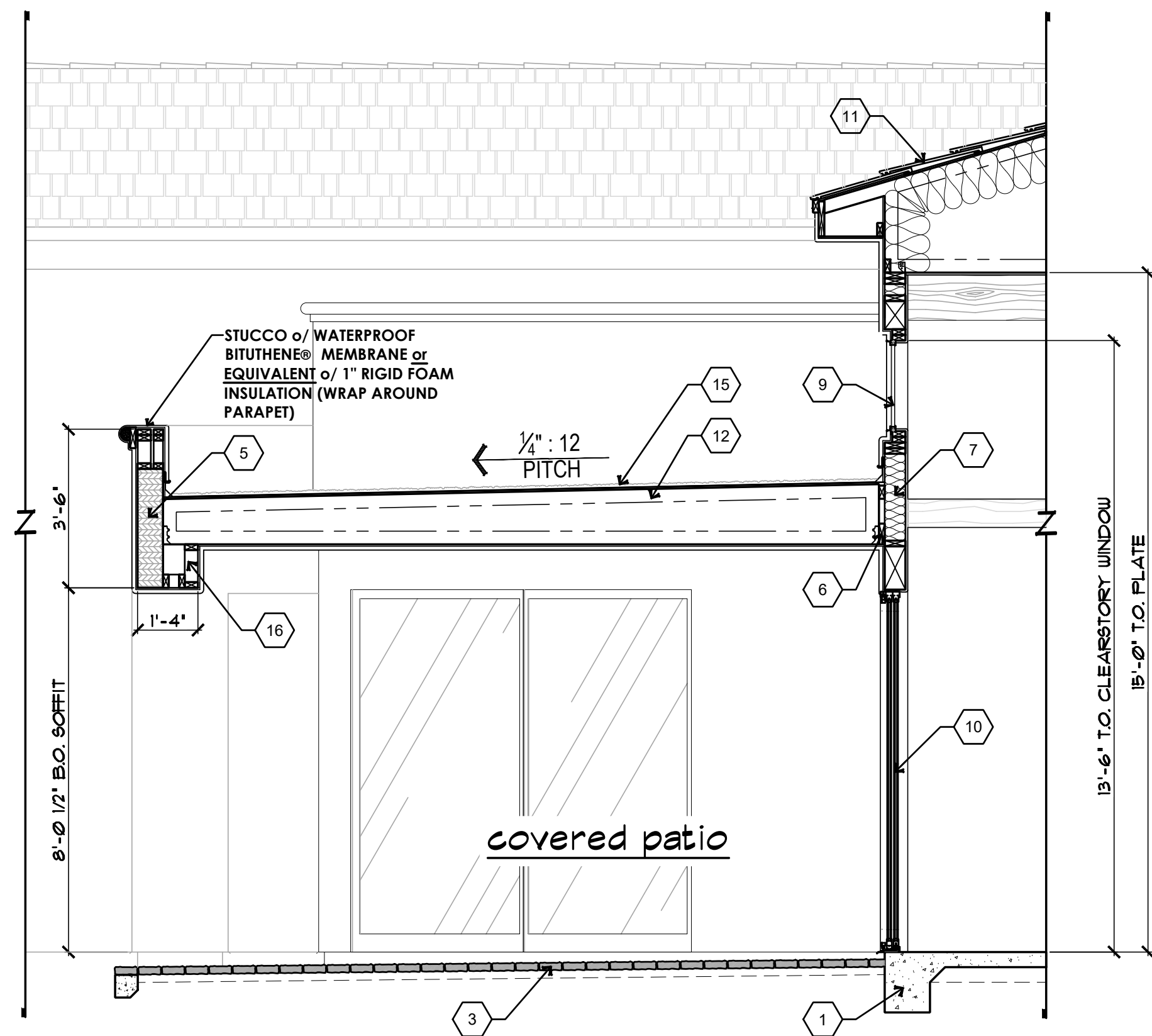
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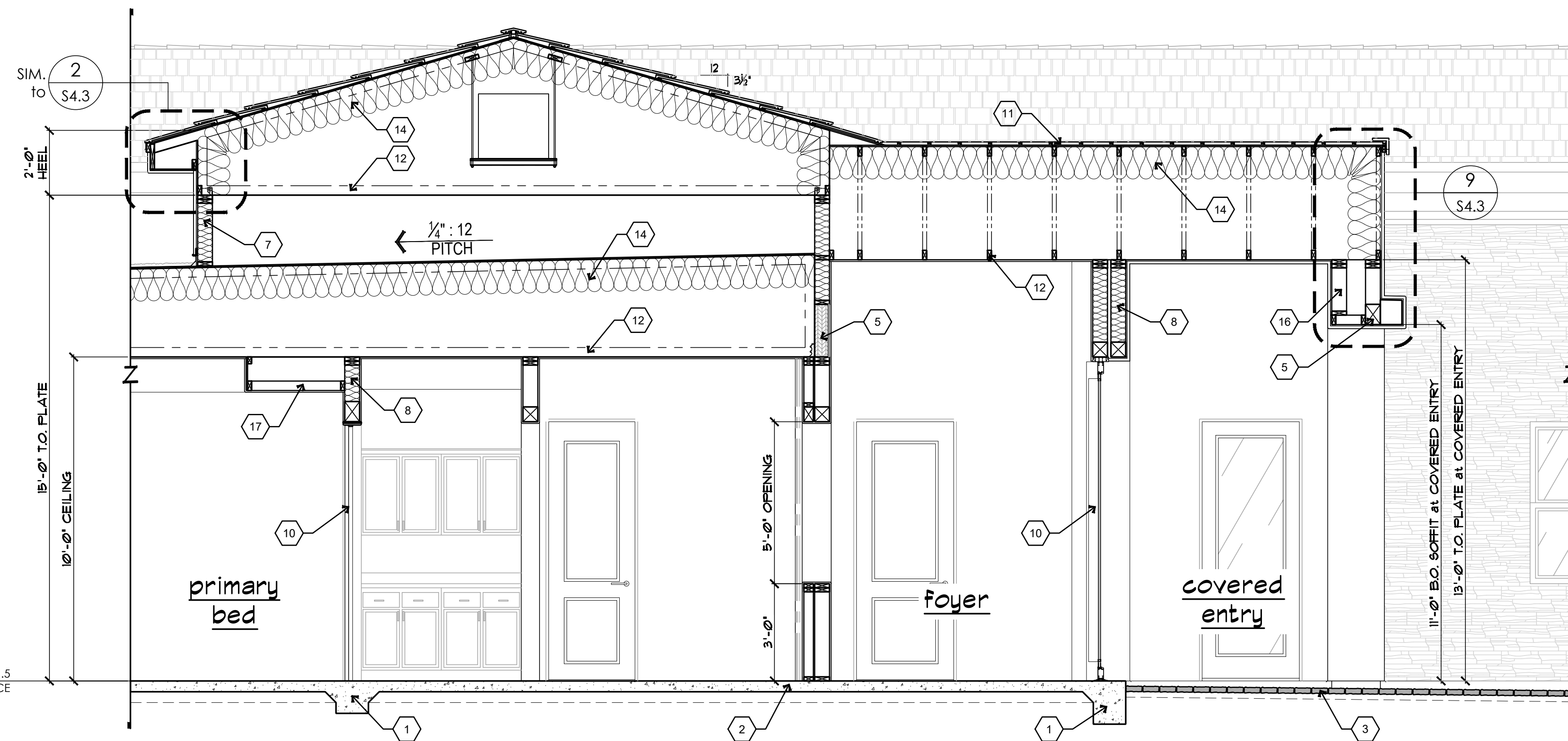
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A BUILDING SECTION
SCALE: 3/8" = 1'-0"



B BUILDING SECTION
SCALE: 3/8" = 1'-0"



C BUILDING SECTION
SCALE: 3/8" = 1'-0"

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KEYNOTE LEGEND
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET
FOUNDATION:
1. CONCRETE FOOTING per STRUCT. DRAWINGS
2. CONCRETE SLAB OVER APPROVED COMPACTED SOIL per STRUCTURAL DRAWINGS
3. CONCRETE PAVERS/CONCRETE FLATWORK per OWNER SELECTION - SLOPE AWAY FROM STRUCTURE
4. FINISH GRADE - SLOPE AWAY FROM STRUCTURE
WALL CONSTRUCTION:
5. BEAM/HEADER per STRUCTURAL CALCS
6. LEDGER STRIP per STRUCTURAL CALCS
7. R20 MINIMUM EXTERIOR WALL INSULATION
8. R11 MINIMUM SOUND BATTs at ALL INTERIOR WALLS. TYPICAL
9. DUAL GLAZE WINDOW per WINDOW SCHEDULE
10. DOOR per DOOR SCHEDULE
FLOOR / ROOF CONSTRUCTION:
11. FLAT CONCRETE ROOF TILE (ICC-ER ESR 1215) or TWO LAYERS of 30lb FELT or APA-RATED SHEATHING (per STRUCTURAL CALCS)
12. PREFABRICATED ROOF TRUSSES at 24" ON CENTER UNLESS NOTED OTHERWISE
13. NOT USED.
14. R38 MINIMUM ROOF INSULATION at ROOF DECK
15. DURO-LAST (or APPROVED EQUAL) ROOFING or 2-LAYERS of 30 LB FELT or SHEATHING or PRE-MFG'd ROOF TRUSSES at 24" ON CENTER
16. WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS
17. WOOD FRAMED and 1/2" TYPE 'X' DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS

STRUCTURAL ELEMENTS ONLY

ENGINEERS
SURVEYORS
PLANNERS

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CONTRACTOR:

ADVANCED
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

PROJECT:

AVIENDA DEL SOL MODEL
3041 Avenida Del Sol - Tract 2374 Lot 18
Lake Havasu City, AZ

REVISIONS:

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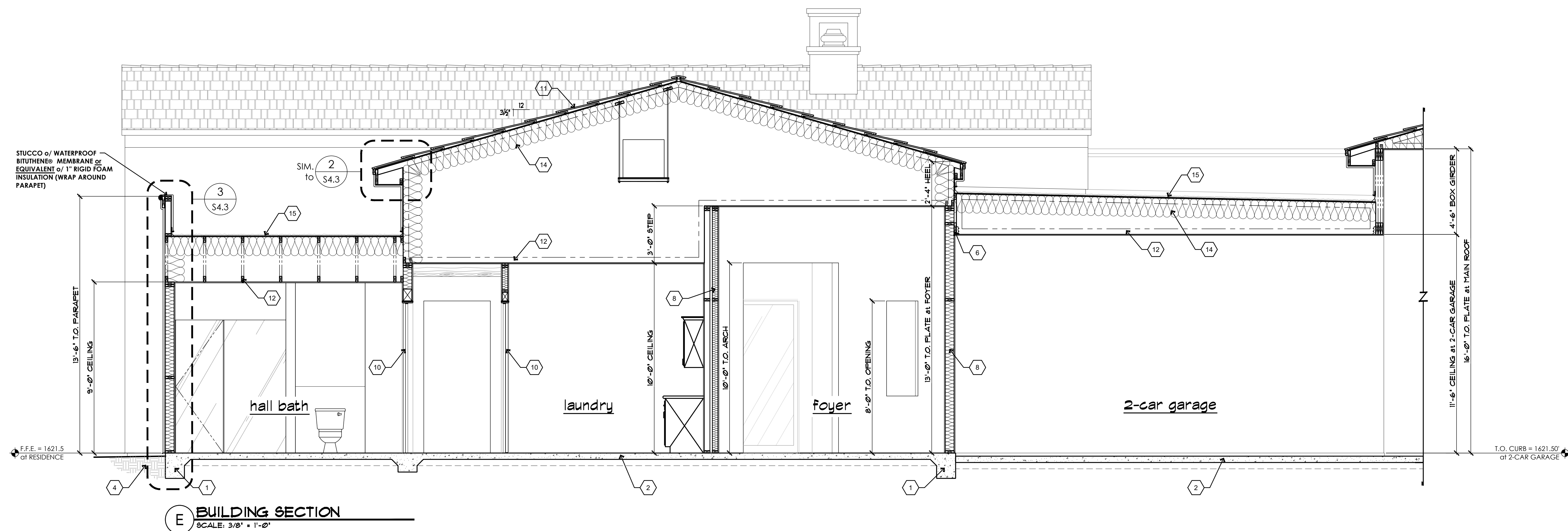
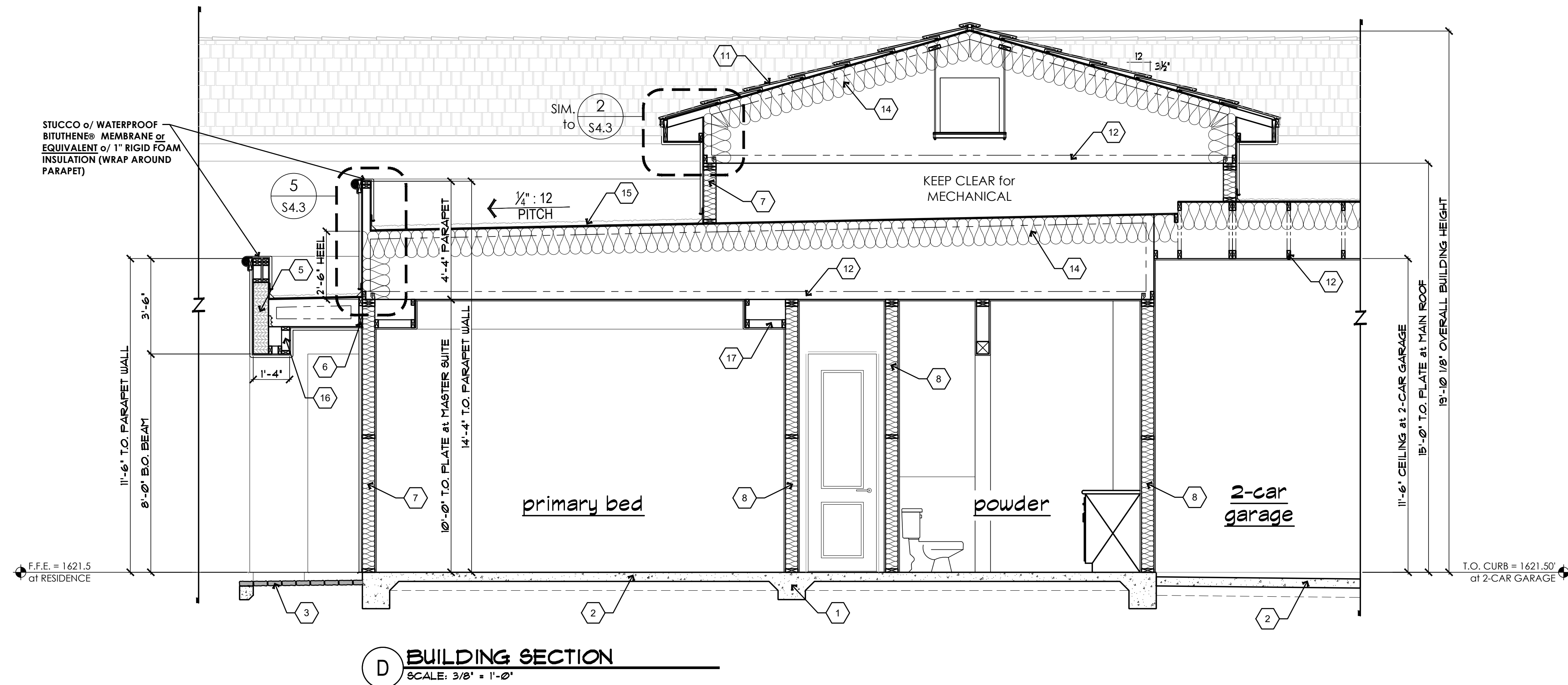
SCALE: 3/8" = 1'-0"	JOB #: 2026-11
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DATE: 11 AUGUST 2026	

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KEYNOTE LEGEND	
NOTE: NOT ALL KEYNOTES USED ON THIS SHEET	
<u>FOUNDATION:</u>	
1.	CONCRETE FOOTING per STRUCT'L DRAWINGS
2.	CONCRETE SLAB OVER APPROVED COMPACTED SOIL per STRUCTURAL DRAWINGS
3.	CONCRETE PAVERS/CONCRETE FLATWORK per OWNER
SELECTION - SLOPE AWAY FROM STRUCTURE	
4.	FINISH GRADE - SLOPE AWAY FROM STRUCTURE
<u>WALL CONSTRUCTION:</u>	
5.	BEAM/HEADER per STRUCTURAL CALC'S
6.	LEDGER STRIP per STRUCTURAL CALC'S
R20 MINIMUM EXTERIOR WALL INSULATION	
8.	R11 MINIMUM UNDOOR BATTS AT ALL INTERIOR WALLS, TYPICAL
9.	DUAL GLAZE WINDOW per WINDOW SCHEDULE
10.	DOOR per DOOR SCHEDULE
<u>FLOOR / ROOF CONSTRUCTION:</u>	
11.	FLAT CONCRETE ROOF FILL (ICC-ER EN 1251) or TWO LAYERS of 30lb FELT or APA-RATED SHEATHING (per STRUCTURAL CALC'S)
12.	PREFABRICATED ROOF TRUSSES at 24" ON CENTER UNLESS NOTED OTHERWISE
13.	NOT USED.
R38 MINIMUM ROOF INSULATION at ROOF DECK	
14.	DURO-LAST (or APPROVED EQUAL) ROOFING w/ 2-LAYERS of 30 LB FELT or SHEATHING or PRE-MFG'd ROOF TRUSSES at 24" ON CENTER
16.	WOOD FRAMED and STUCCO WRAPPED EXTERIOR SOFFIT - SEE EXTERIOR ELEVATIONS
17.	WOOD FRAMED and $\frac{3}{4}$ " TYPE "X" DRYWALL WRAPPED INTERIOR SOFFIT - SEE INTERIOR ELEVATIONS



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CONTRACTOR:

 **ADVANCED**
CONSTRUCTION CO., INC.
ADVANCED HOMES, INC.

SUBJECT:
AVIENDA DEL SOL MODEL
3041 Avenida Del Sol - Tract 2374 Lot 18
Lake Havasu City, AZ

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◆◆◆ BUILDING SECTIONS

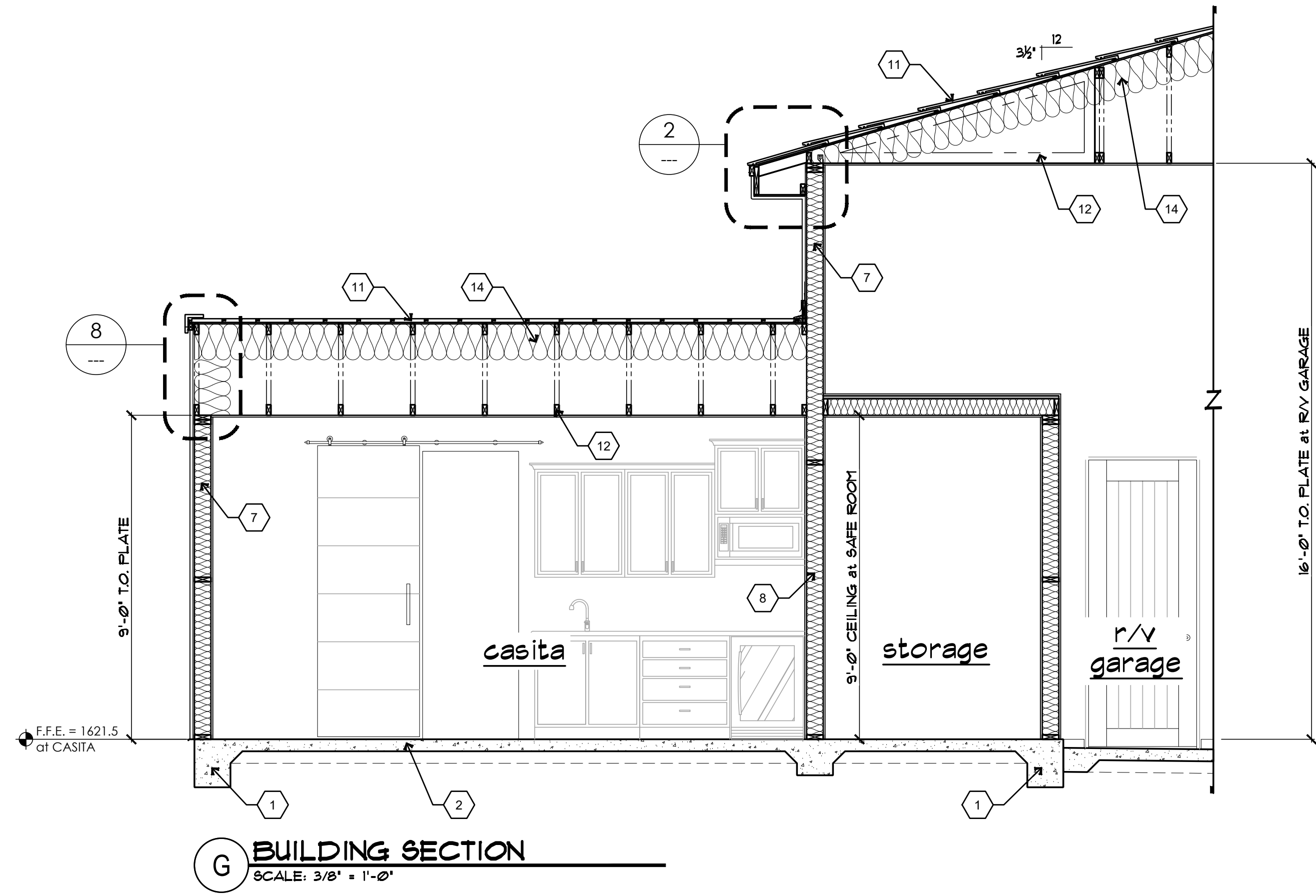
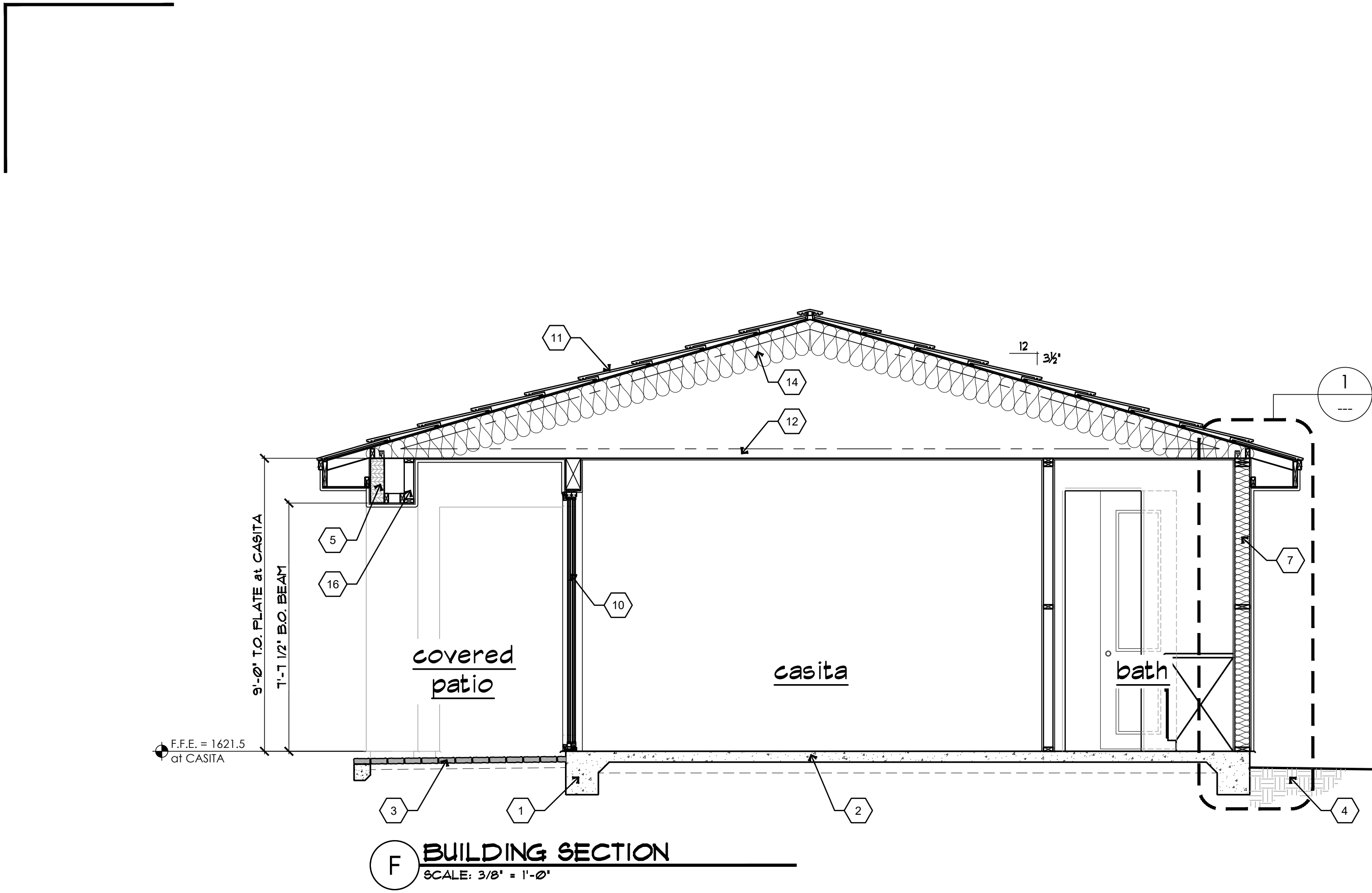
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SCALE: 3/8" = 1'-0"	JOB #: 2026-11
DRAWN: S.I.Z.	CHECKED: LEI ENGR
DATE: 11 AUGUST 2026	
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NOTE:
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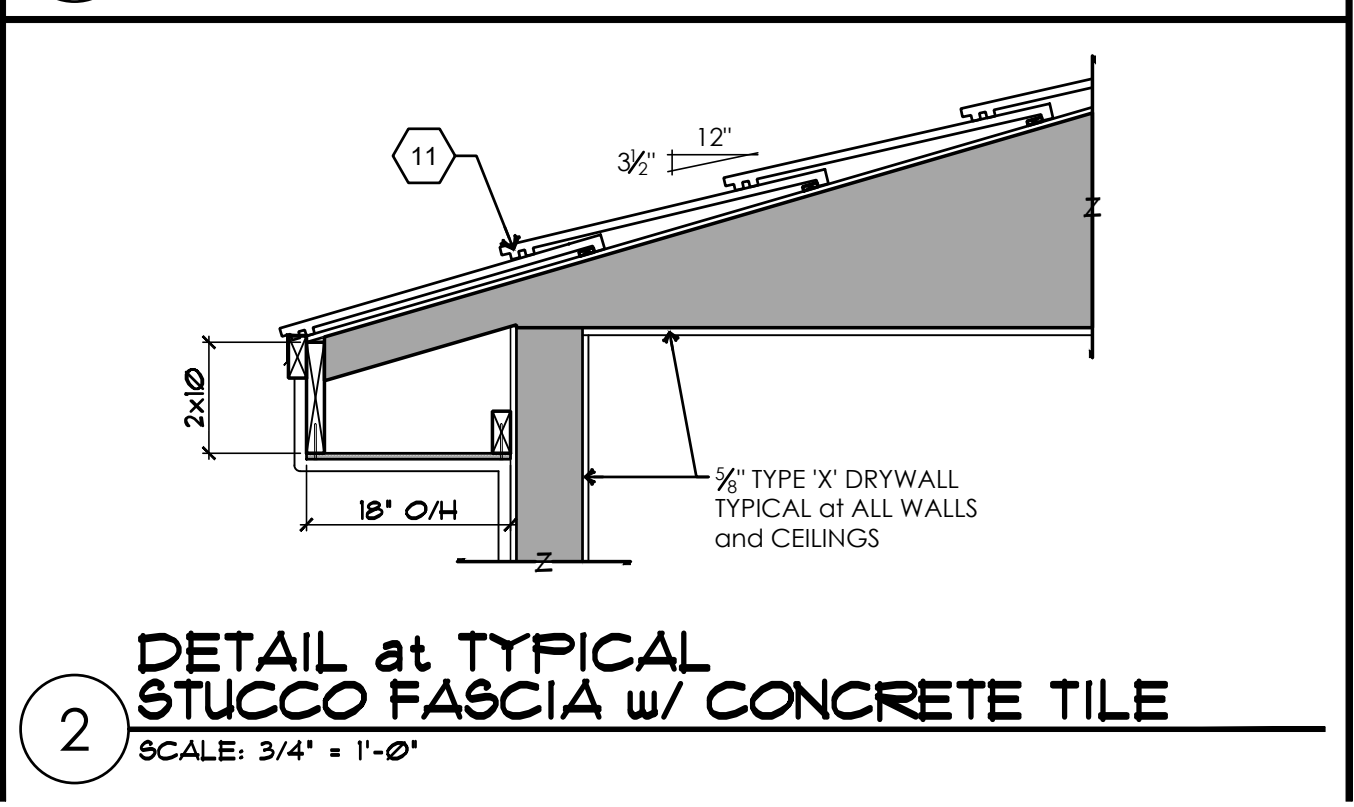
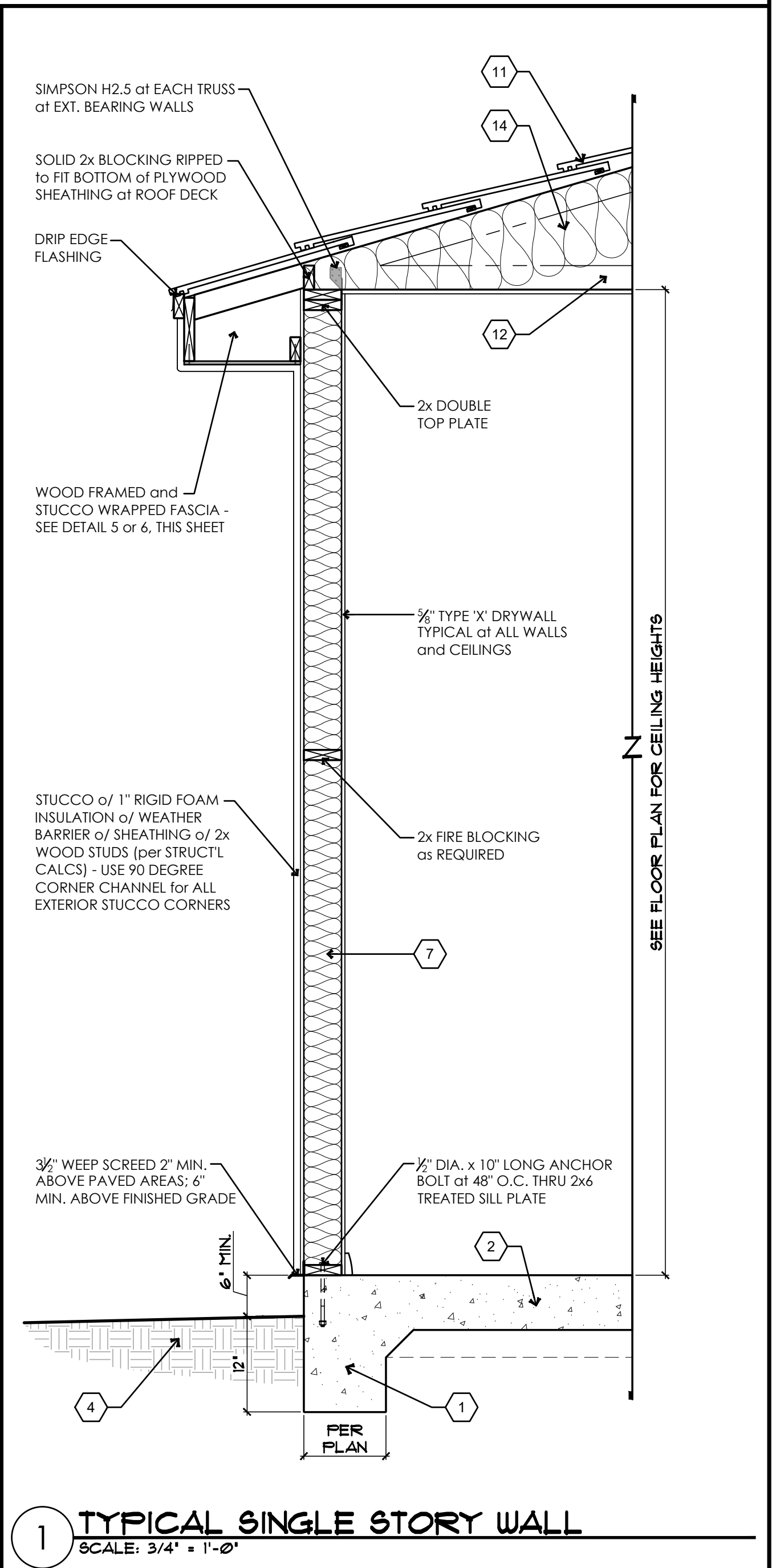
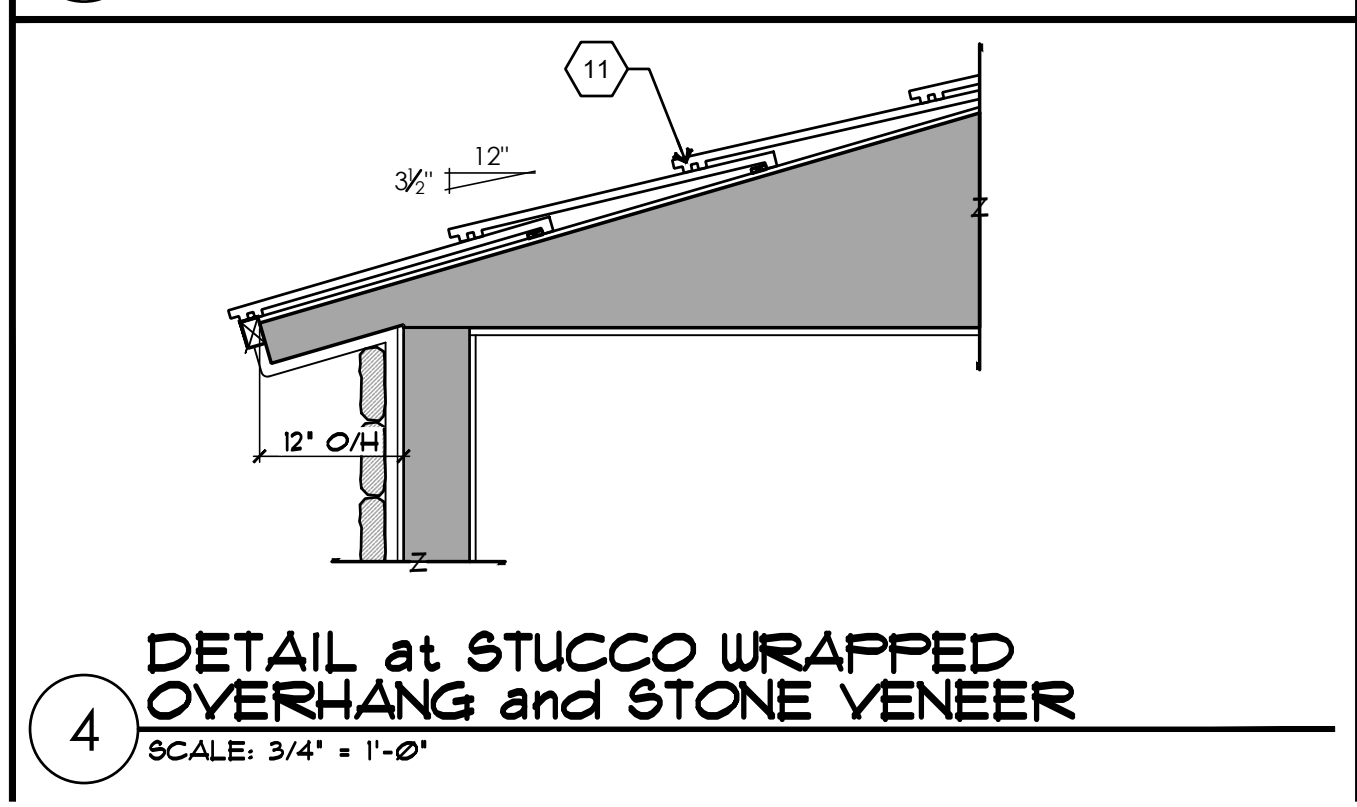
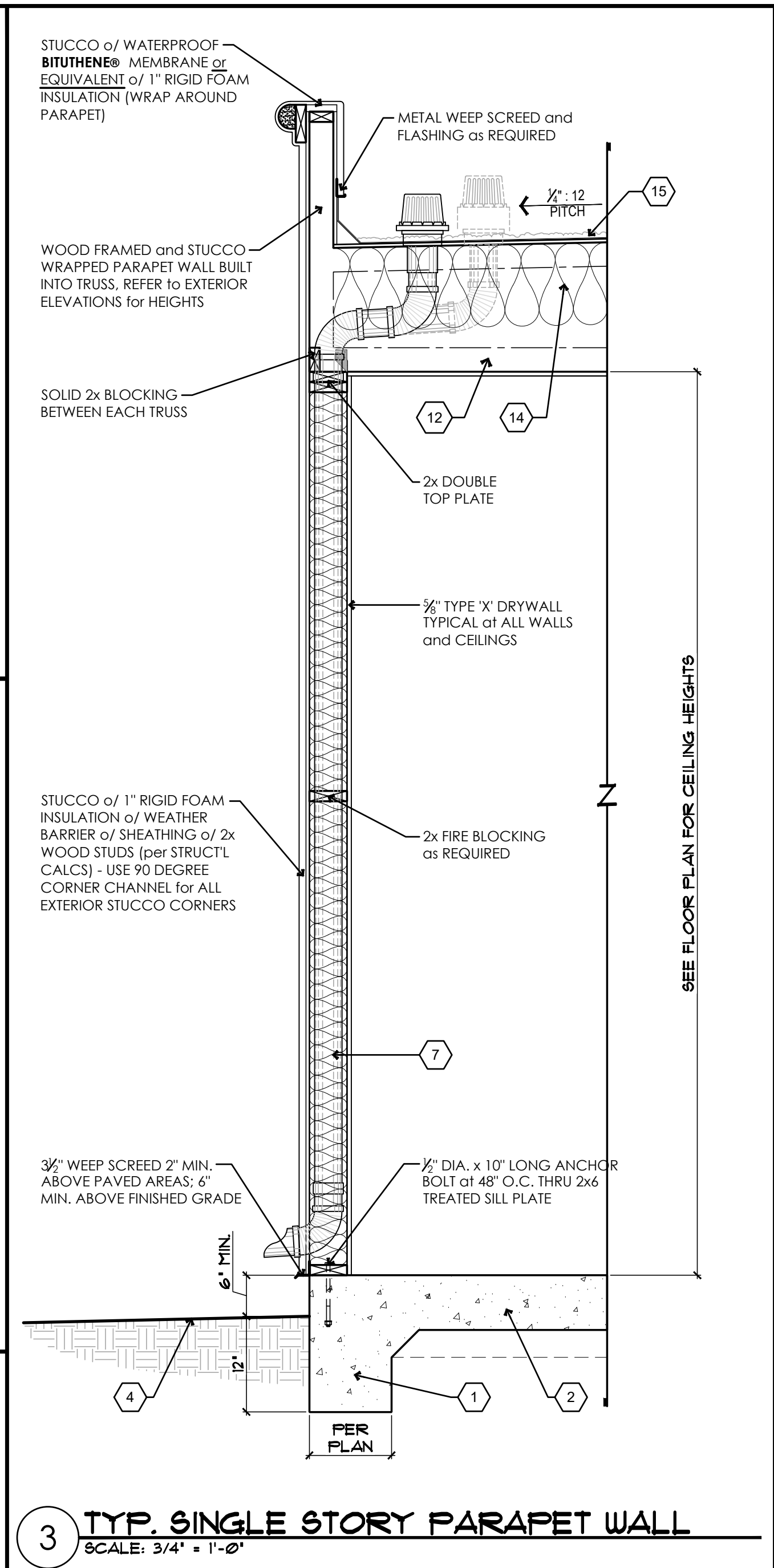
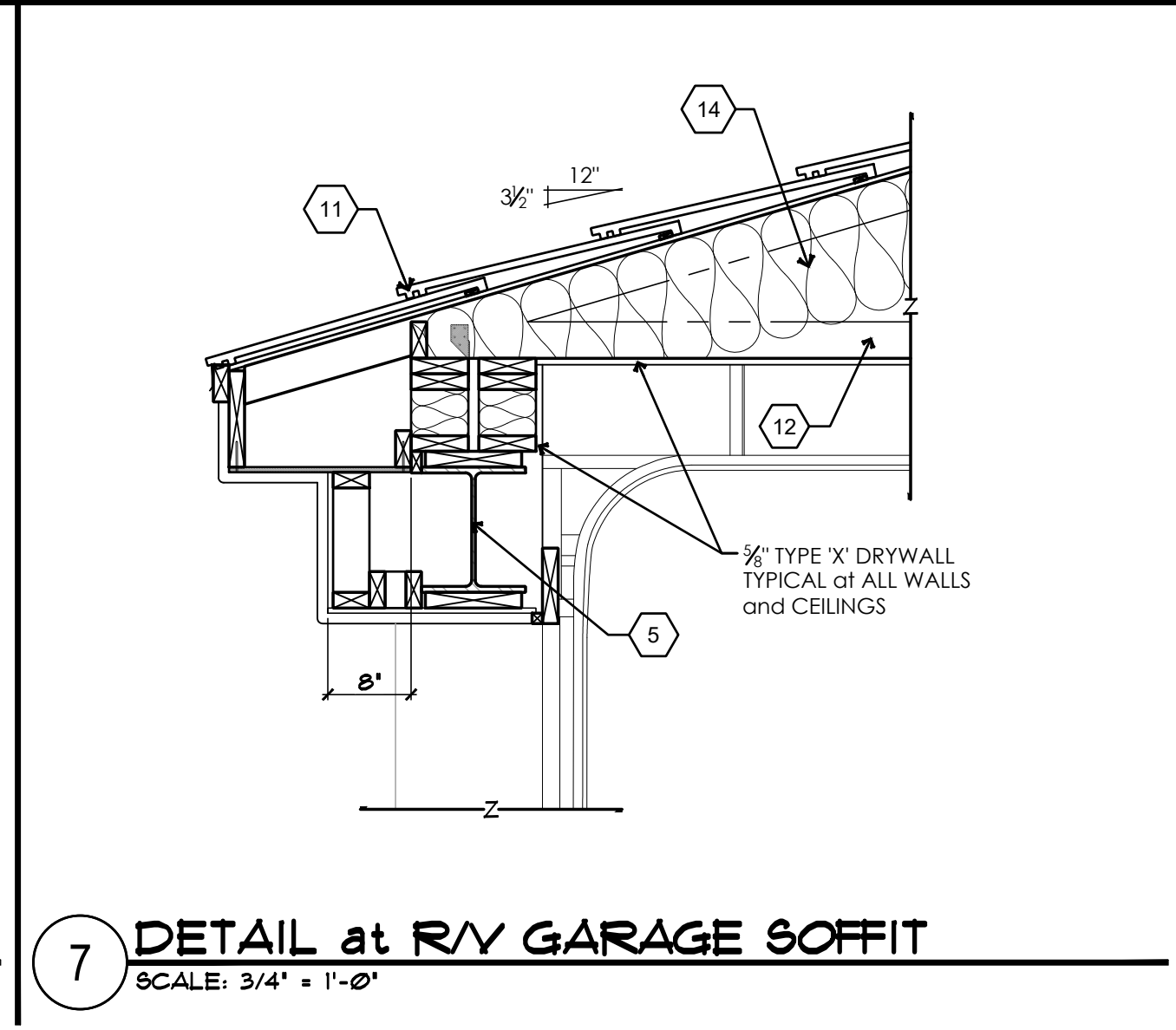
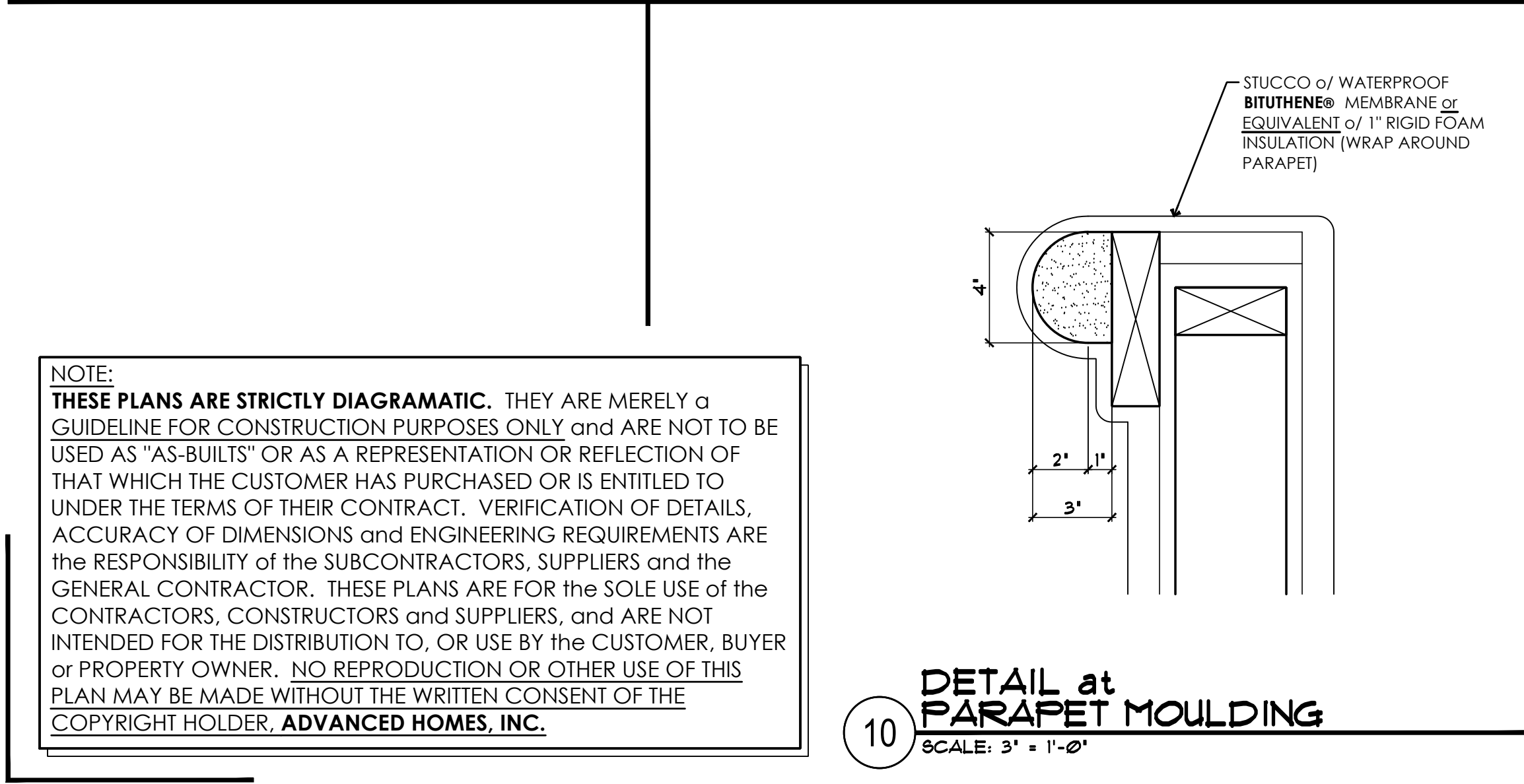
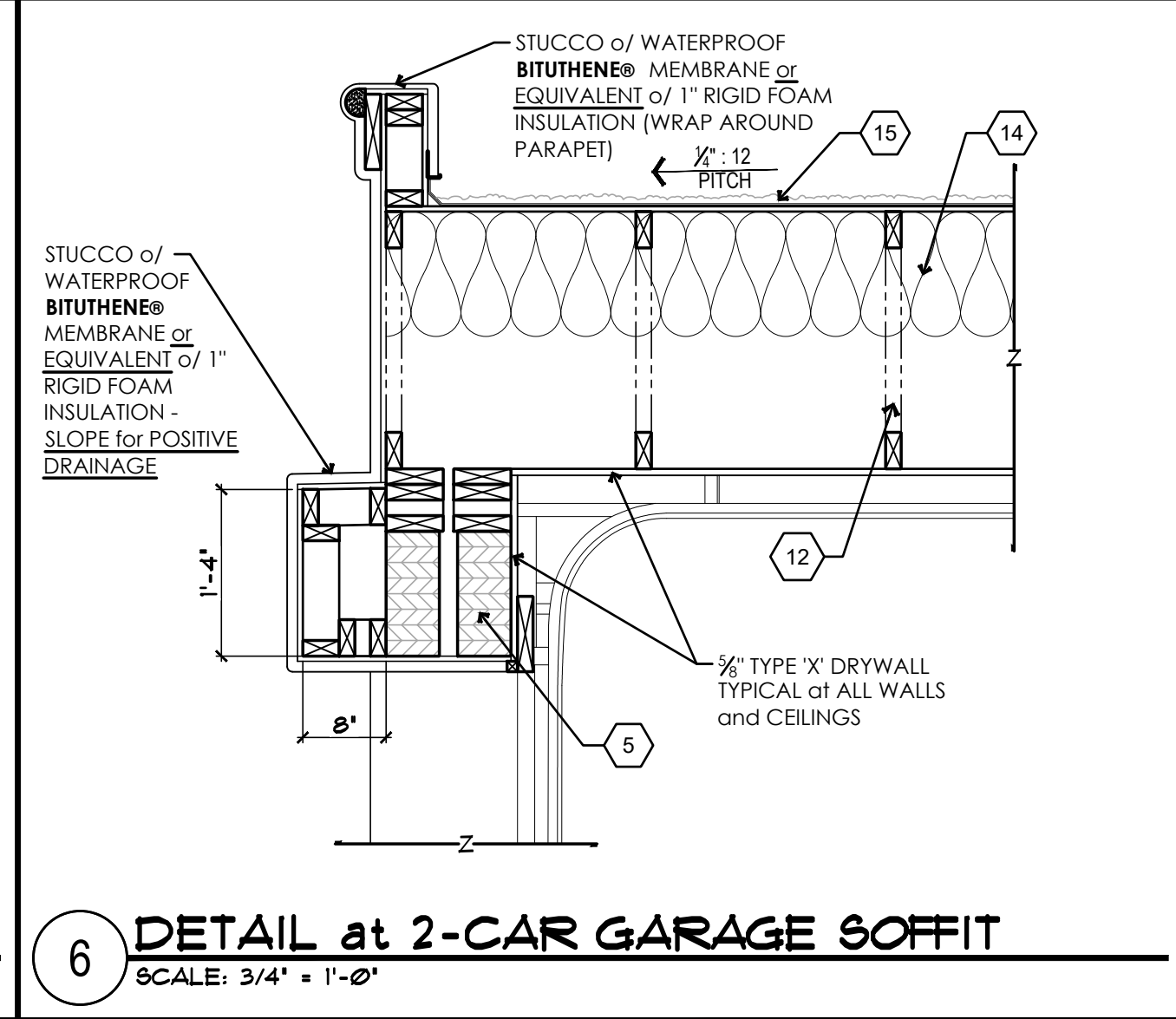
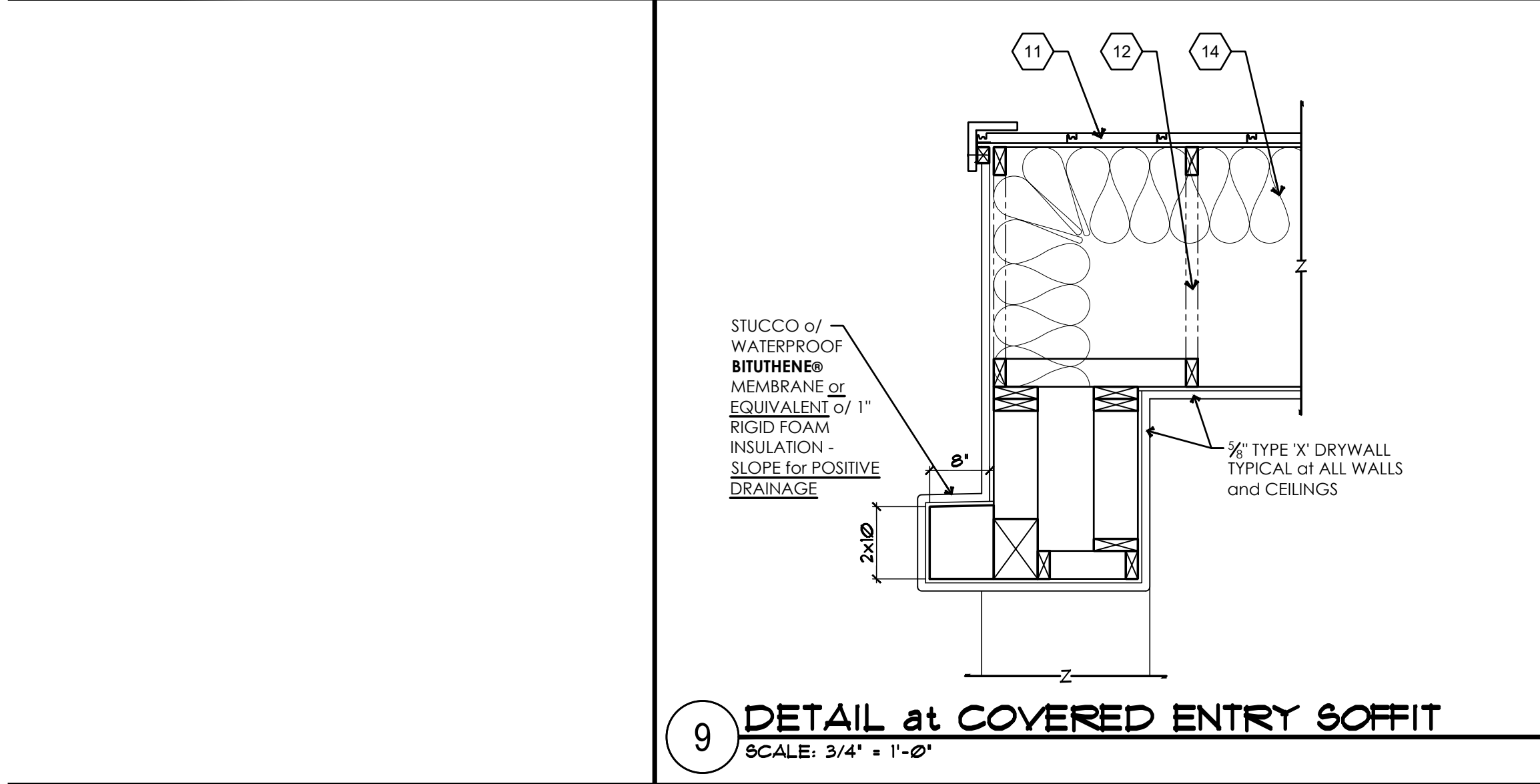
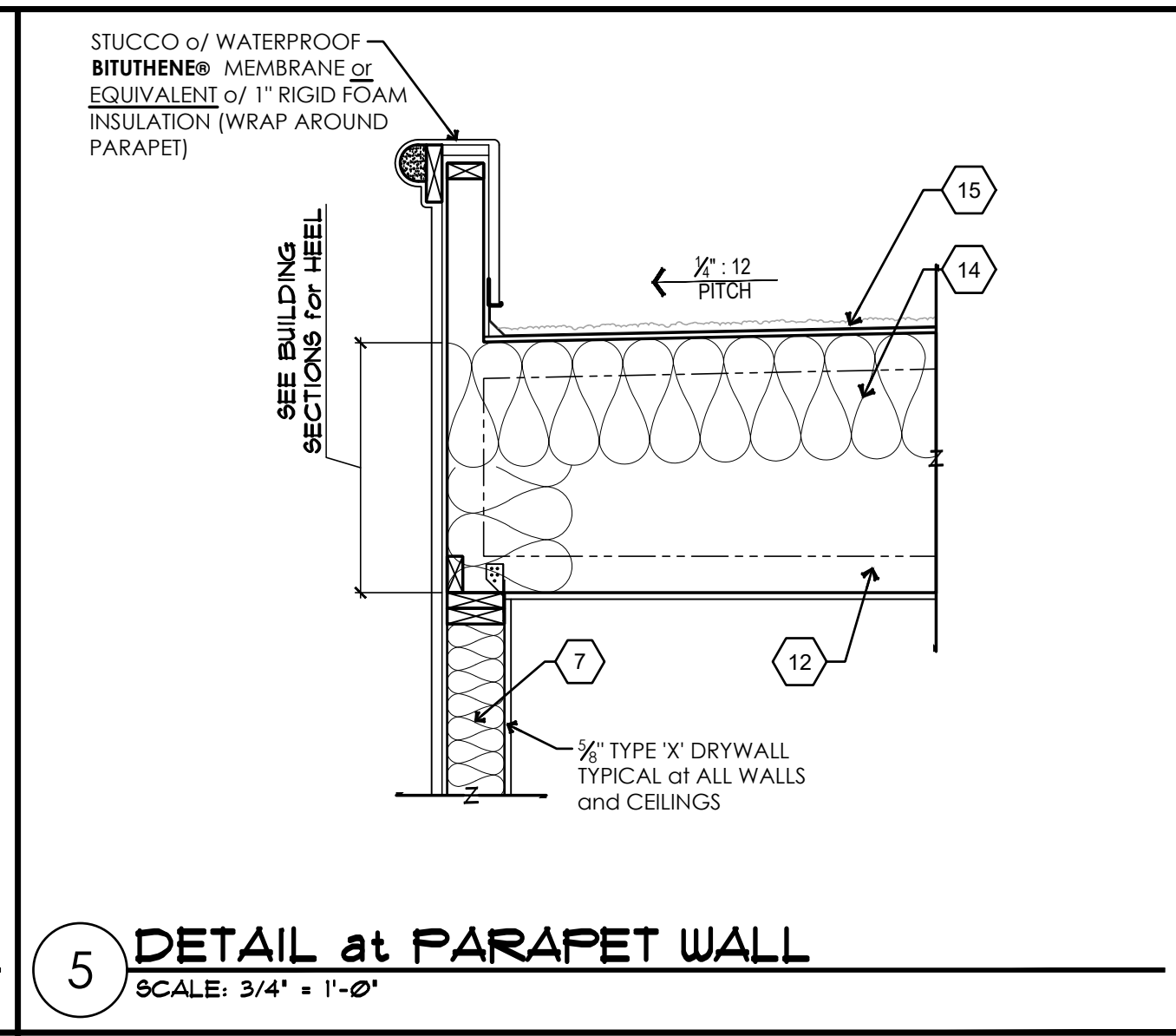
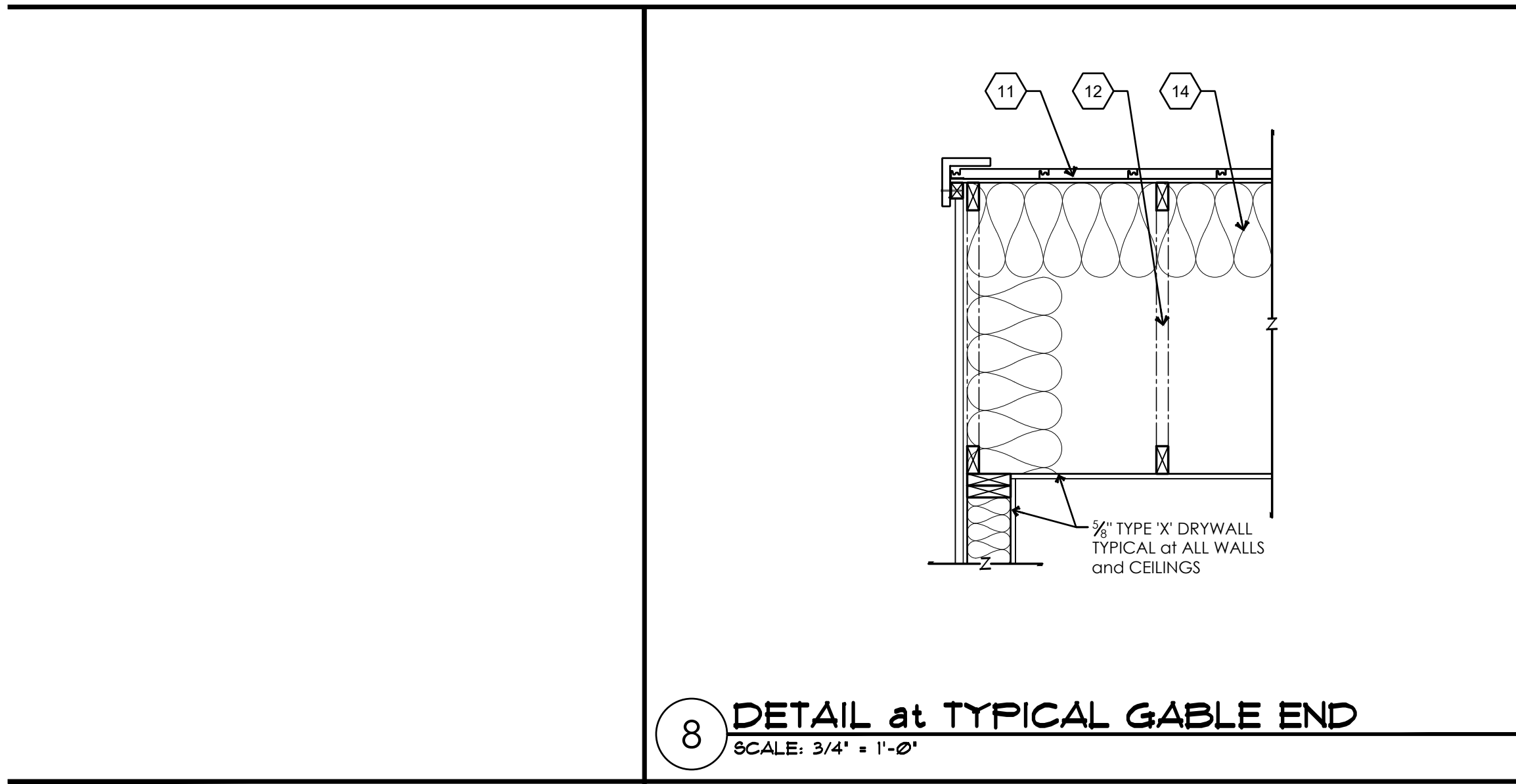
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